



BRIDGEWATER
REALTY ADVISORS

FOR SALE

807 Bourbon Street

New Orleans, LA, 70116

Offering Memorandum

Bridgewater Realty Advisors
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Licensed in LA, MS



**807 BOURBON ST
NEW ORLEANS, LA, 70116**

9-Unit Apartment Building



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OFFERING

Located in the heart of the world-famous French Quarter, 807 Bourbon Street presents a rare opportunity to acquire a stabilized multifamily asset on one of New Orleans' most recognizable and sought-after corridors.

The property consists of nine one-bedroom apartment units totaling approximately 3,228 square feet, offering an efficient unit mix that has consistently demonstrated strong rental demand. With 7 of the 9 units currently occupied, the property provides immediate in-place income while offering upside through lease-up of the remaining vacancies.

The all one-bedroom configuration appeals to a broad tenant base, making the units easy to lease and minimizing vacancy risk. Situated directly on iconic Bourbon Street, residents enjoy walkable access to premier dining, entertainment, employment centers, and the vibrant culture that defines the French Quarter.

Whether targeting long-term investors seeking stable cash flow or buyers looking for future value-add potential, 807 Bourbon Street represents an exceptional opportunity to own a well-located multifamily investment in one of the most desirable and supply-constrained rental markets in New Orleans.

SUMMARY

LISTING PRICE: \$1,200,000

PRICE PER UNIT: \$133,333

UNIT COUNT: 9

GBA: +/- 3,228 sf

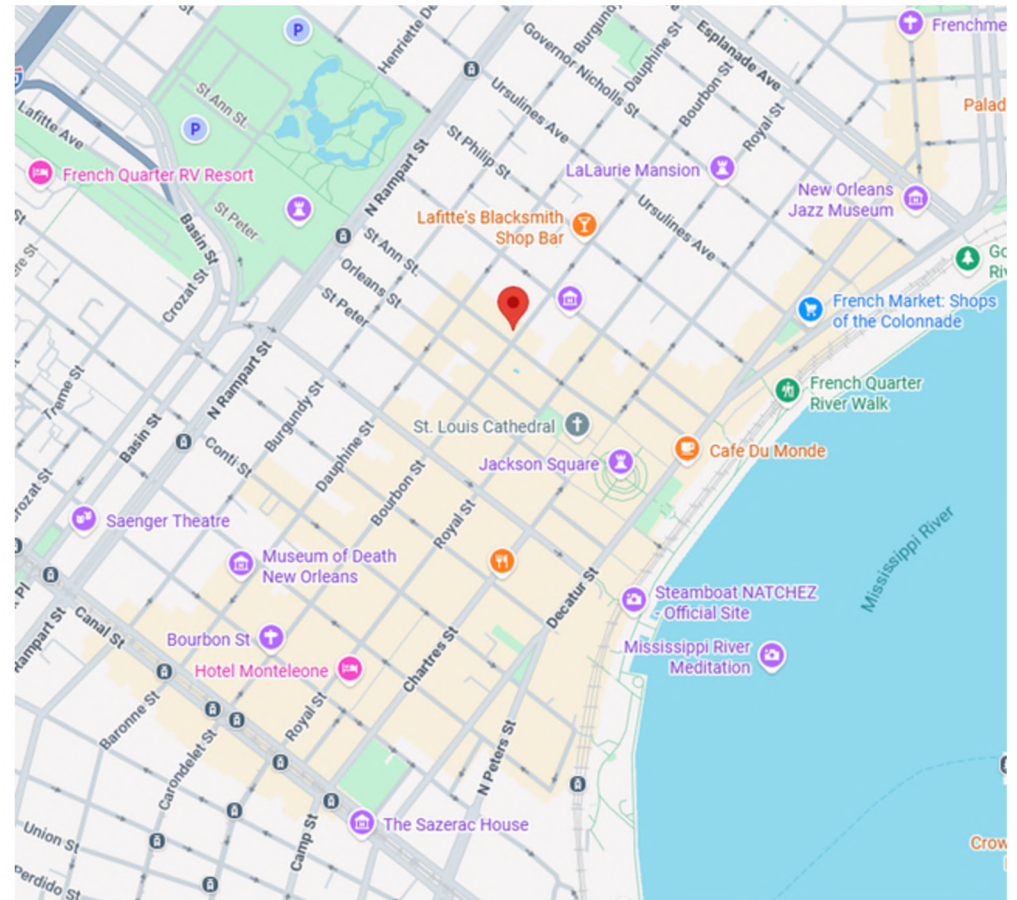
PRICE PER SF: \$371/sf

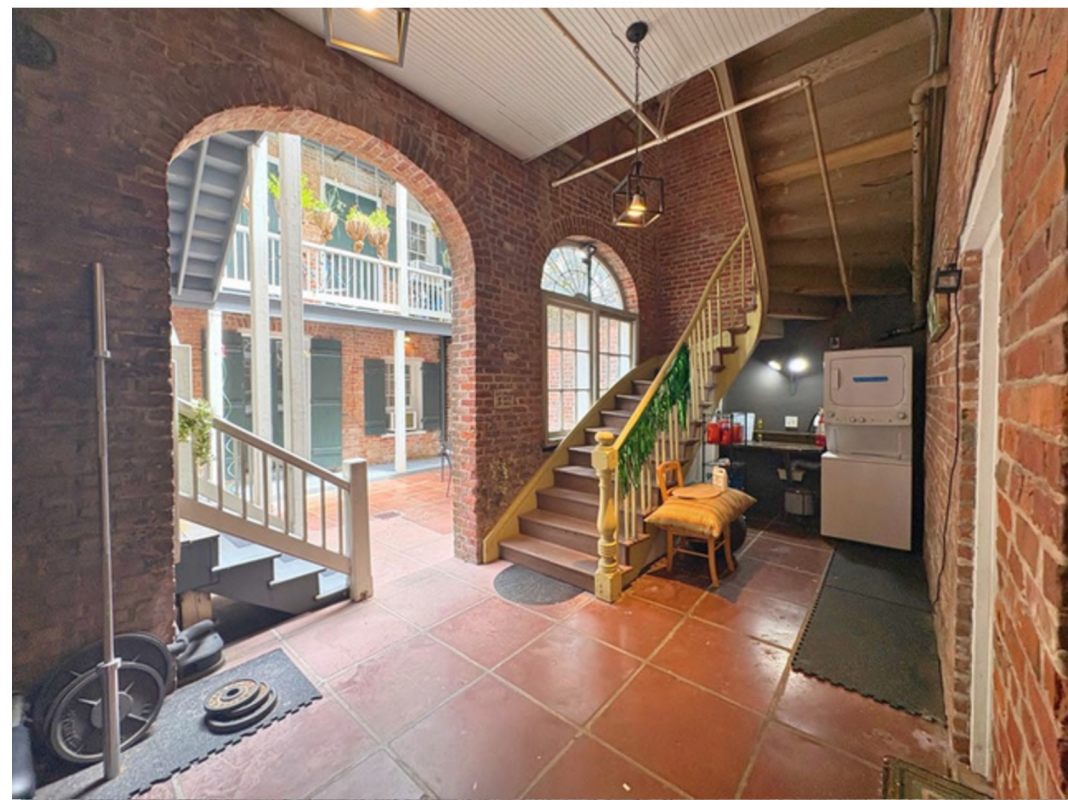
OCCUPANCY: 7/9

MONTHLY GROSS: \$9,250/mo

ANNUAL GROSS: \$111,000

*monthly/annual gross rents made on assumption that last 2 units are leased at market rate









A narrow alleyway between brick walls with a corrugated metal ceiling and a light fixture.

FINANCIAL OVERVIEW

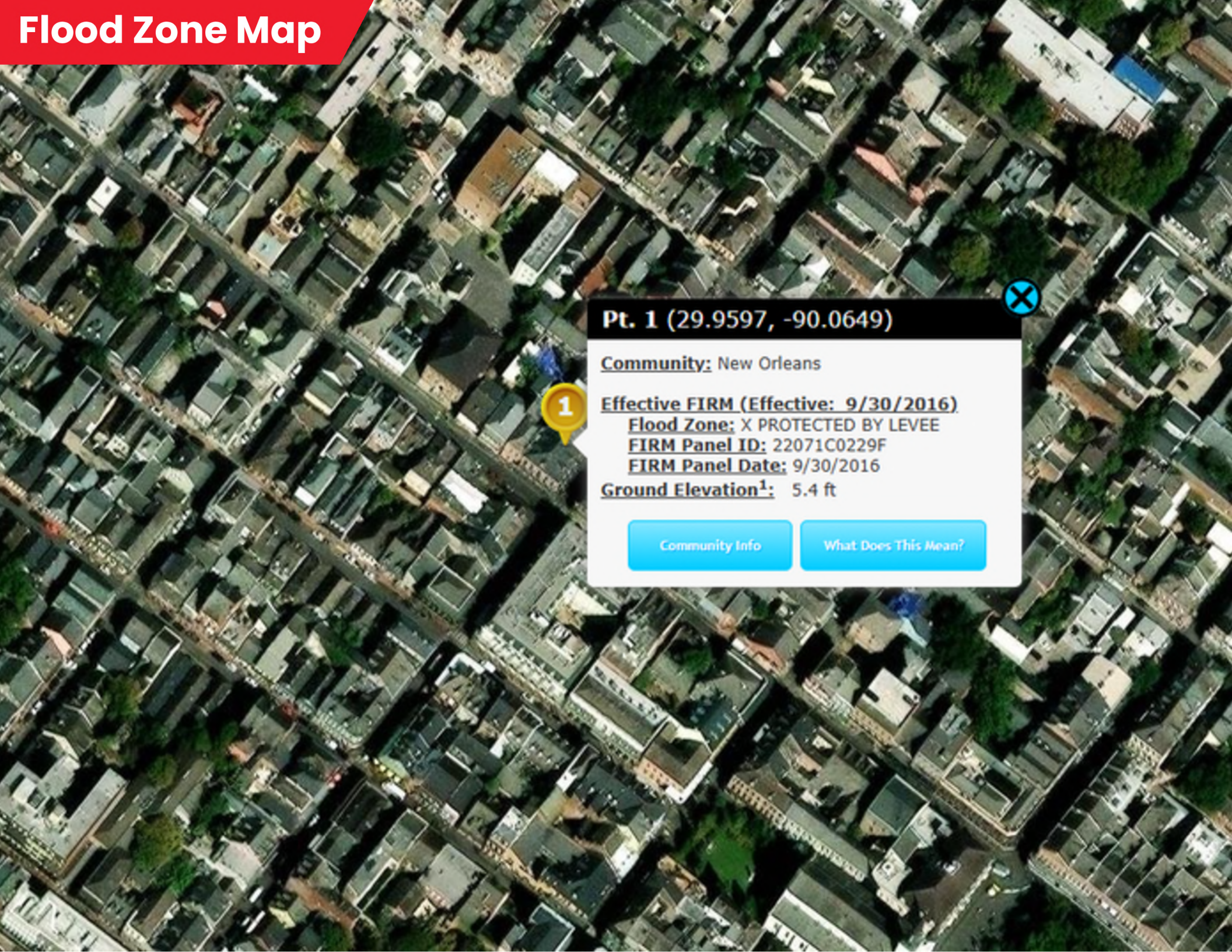
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RENT ROLL // 807 BOURBON STREET

Unit #	Type	Size (approx.)	Current Rent
1/1A	1 BD / 1 BA	350	\$1,150
2/1B	1 BD / 1 BA	350	\$1,150
3/1C*	1 BD / 1 BA	350	\$1,100
4/1B	1 BD / 1 BA	350	\$800
5/2B	1 BD / 1 BA	350	\$1,100
6/2C	1 BD / 1 BA	350	\$850
7/3C	1 BD / 1 BA	350	\$1,000
8/3B*	1 BD / 1 BA	350	\$1,100
9/3C	1 BD / 1 BA	350	\$1,000
PER MONTH		3228	\$9,250
PER YEAR			\$111,000

Units 3/1C & 8/3B are Vacant and market rent has been utilized for these units 

Flood Zone Map



Pt. 1 (29.9597, -90.0649)

Community: New Orleans

Effective FIRM (Effective: 9/30/2016)

Flood Zone: X PROTECTED BY LEVEE

FIRM Panel ID: 22071C0229F

FIRM Panel Date: 9/30/2016

Ground Elevation¹: 5.4 ft

Community Info

What Does This Mean?



CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, permissible or conditional uses, zoning or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.

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