Offering Memorandum



1582-84 Magazine St. New Orleans, LA

1582-84 MAGAZINE STREET, NEW ORLEANS, LA 70130

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Property Information

PROPERTY SUMMARY

1582 MAGAZINE ST. NEW ORLEANS, LA

1582 MAGAZINE STREET
NEW ORLEANS, LA 70130

OFFERING SUMMARY	
SALE PRICE:	$1,995,000
BUILDING SIZE:	5,856 SF
USE:	Office + STR
LOT SIZE:	5,731 SF
PRICE / SF:	$340.68

**Financials available upon request*



PROPERTY SUMMARY

1582-84 Magazine Street is a 5,856 SF two-story building in the Lower Garden District, currently 100% occupied across two units. The ground floor currently operates as a coworking space. The second floor is a licensed four-bedroom, three-bath commercial short-term rental.

The building was fully renovated in 2014, updated again in 2020, and re-roofed in 2022. It's in move-in-ready condition. HU-B1 zoning gives a buyer flexibility on commercial use.
The setup suits an investor looking for cash flow from day one, or an owner-occupant who wants to run a business downstairs and keep the STR income upstairs. The office tenants can be vacated at closing if needed.

PROPERTY HIGHLIGHTS



- 5,856 SF, two floors, two units
- Ground floor: office / coworking
- Second floor: licensed 4BR/3BA commercial STR
- Renovated 2014, updated 2020, new roof 2022
- Zoned HU-B1
- Lower Garden District, Magazine Street frontage
- 100% occupied; office deliverable vacant for owner-occupant



Licensed 4BR Commercial STR on 2nd Floor

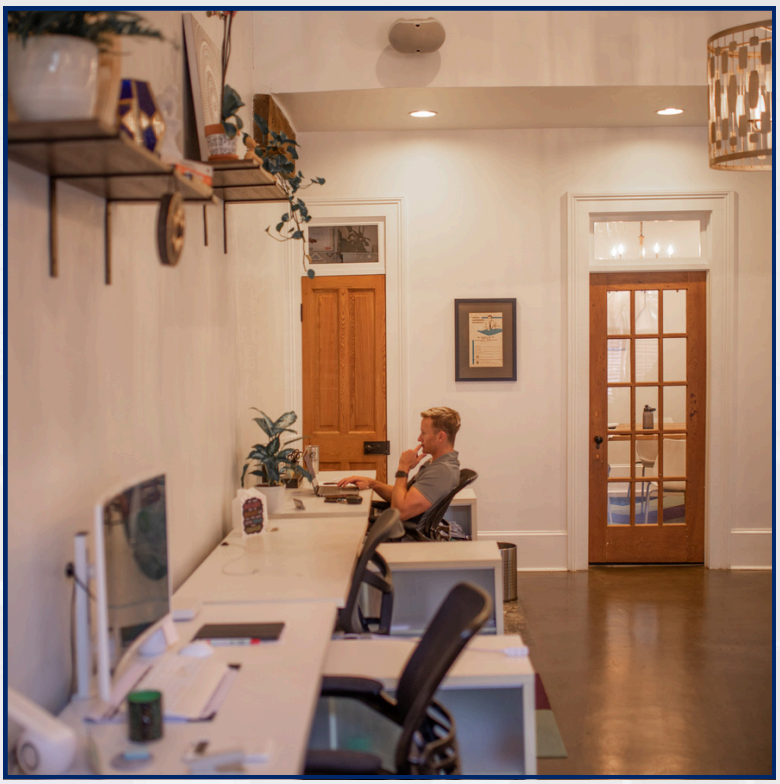


3,500SF Commercial Space on 1st Floor



Newly Renovated





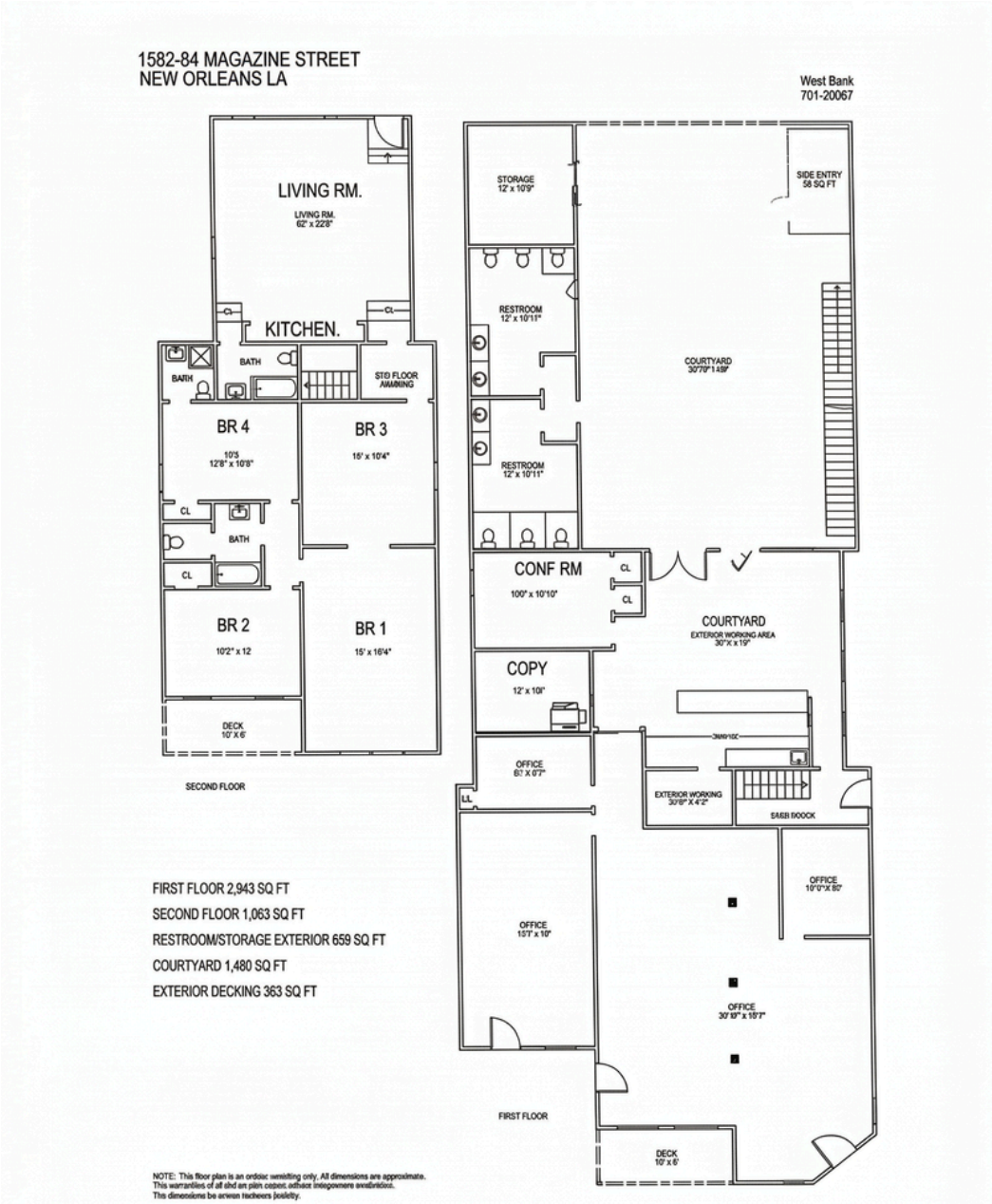




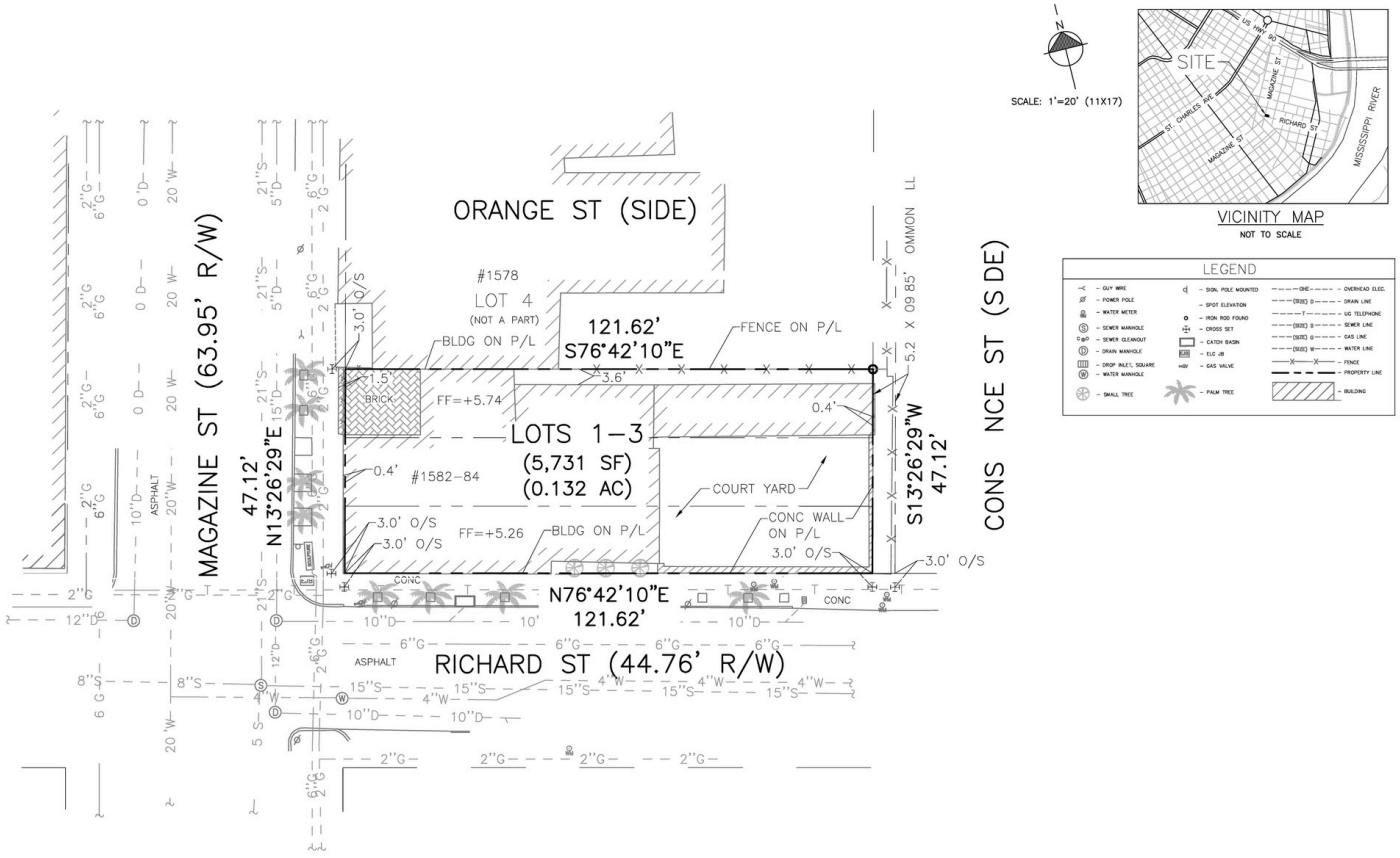




FLOOR PLANS


1582-84 MAGAZINE STREET
NEW ORLEANS LA
West Bank
701-20067
LIVING RM.
LIVING RM.
6'2" x 22'8"
KITCHEN.
BATH
BATH
STD FLOOR AWNING
BR 4
10'3
12'8" x 10'8"
BR 3
15' x 10'4"
CL
BATH
CL
BR 2
10'2" x 12
BR 1
15' x 16'4"
DECK
10' X 6'
SECOND FLOOR
STORAGE
12' x 10'9"
SIDE ENTRY
58 SQ FT
RESTROOM
12' x 10'11"
COURTYARD
30'7"0" 1.49'
RESTROOM
12' x 10'11"
CONF RM
100" x 10'10"
CL
CL
COURTYARD
EXTERIOR WORKING AREA
30"X x 15'
COPY
12' x 10'
OFFICE
6'1" X 0'7"
EXTERIOR WORKING
30'9" X 4'2"
OFFICE
10'0"X 8'0"
OFFICE
15'7" x 10'
OFFICE
30' 8" x 15'7"
FIRST FLOOR
DECK
10' x 6'
FIRST FLOOR 2,943 SQ FT
SECOND FLOOR 1,063 SQ FT
RESTROOM/STORAGE EXTERIOR 659 SQ FT
COURTYARD 1,480 SQ FT
EXTERIOR DECKING 363 SQ FT
NOTE: This floor plan is an ordoic wenidting only. All dimensions are approximate.
This warrantiles of all ehd an plin cepect. adhace integownere swabrticlod.
Ths dimensions be acwen tracheers jostelby.

SITE PLANS


ORANGE ST (SIDE)
#1578
LOT 4
(NOT A PART)
121.62'
S76°42'10"E
FENCE ON P/L
BLDG ON P/L
LOTS 1–3
(5,731 SF)
(0.132 AC)
COURT YARD
CONC WALL
ON P/L
#1582–84
FF=+5.74
FF=+5.26
BRICK
MAGAZINE ST (63.95' R/W)
47.12'
N13°26'29"E
CONS NCE ST (S DE)
S13°26'29"W
47.12'
OMMON LL
N76°42'10"E
121.62'
RICHARD ST (44.76' R/W)
ASPHALT
CONC
3.0' O/S
0.4'
3.6'
1.5'
5.2
09 85'
SCALE: 1'=20' (11X17)
SITE
MAGAZINE ST
RICHARD ST
ST. CHARLES AVE
MISSISSIPPI RIVER
VICINITY MAP
NOT TO SCALE
LEGEND



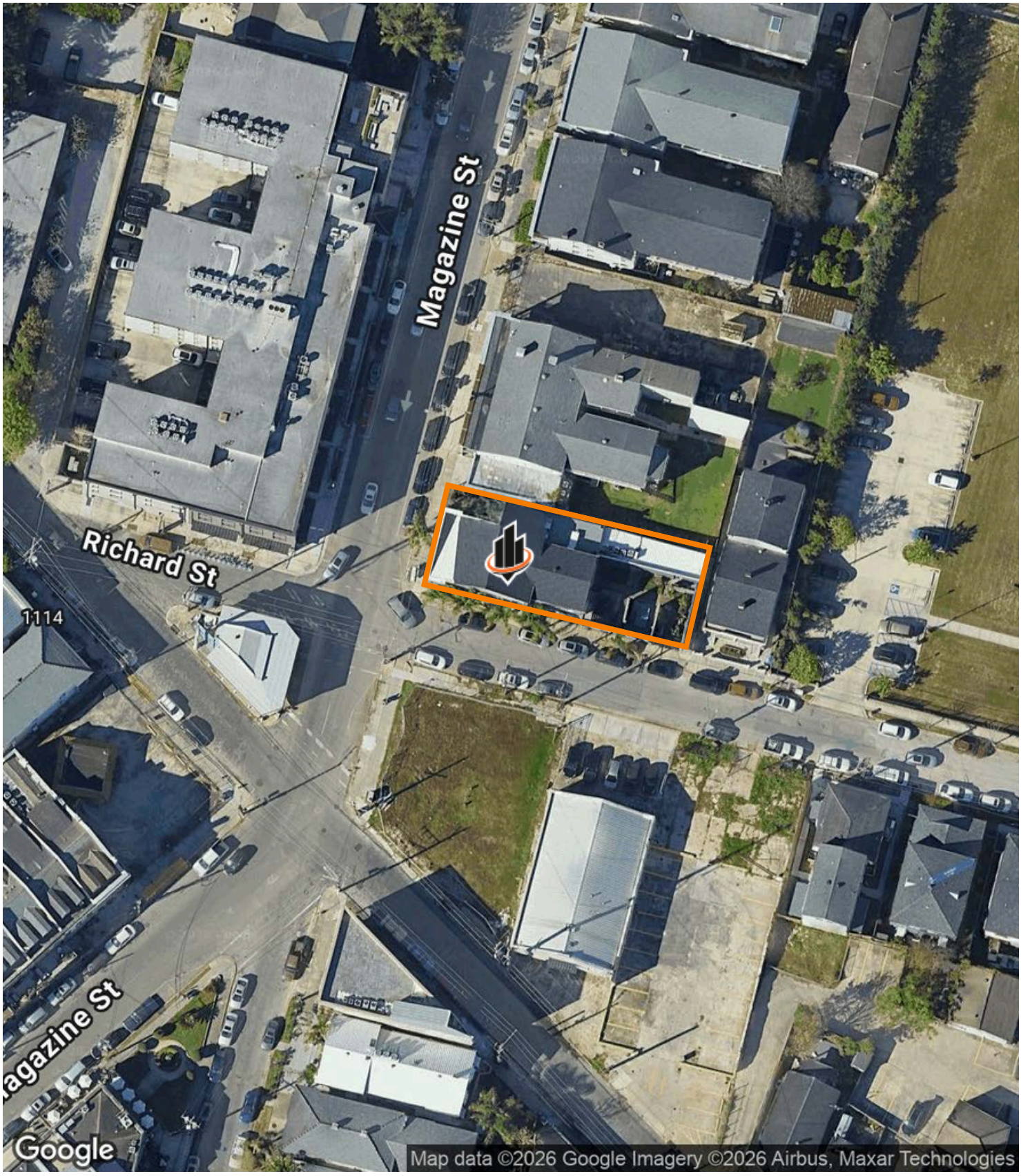
Location Information



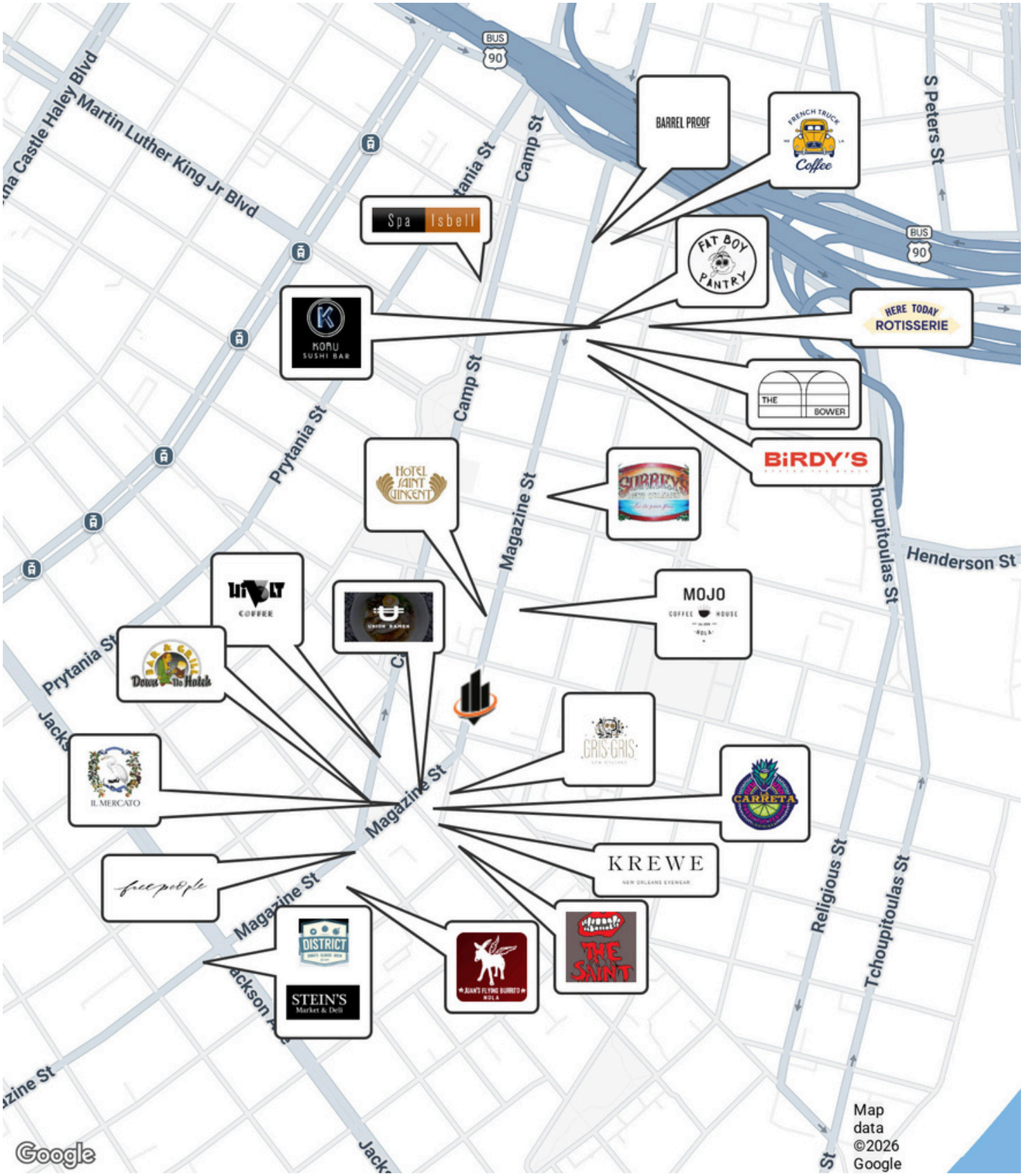
LOCATION DESCRIPTION

Located at 1582 Magazine St., this property sits at the intersection of New Orleans' historic charm and its modern commercial core. The area offers a strategic balance of high-foot-traffic amenities and professional prestige, making it an ideal site for a high-end office or a dynamic coworking space. Location Highlights Proximity: Situated in the Lower Garden District within minutes of the Warehouse District and CBD. Cultural Anchors: Minutes from the National WWII Museum, Convention Center, and the Caesars Superdome. Amenities: Immediate access to the city's premier dining and entertainment corridor.

AERIAL MAP


Magazine St
Richard St
1114
agazine St
Google
Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

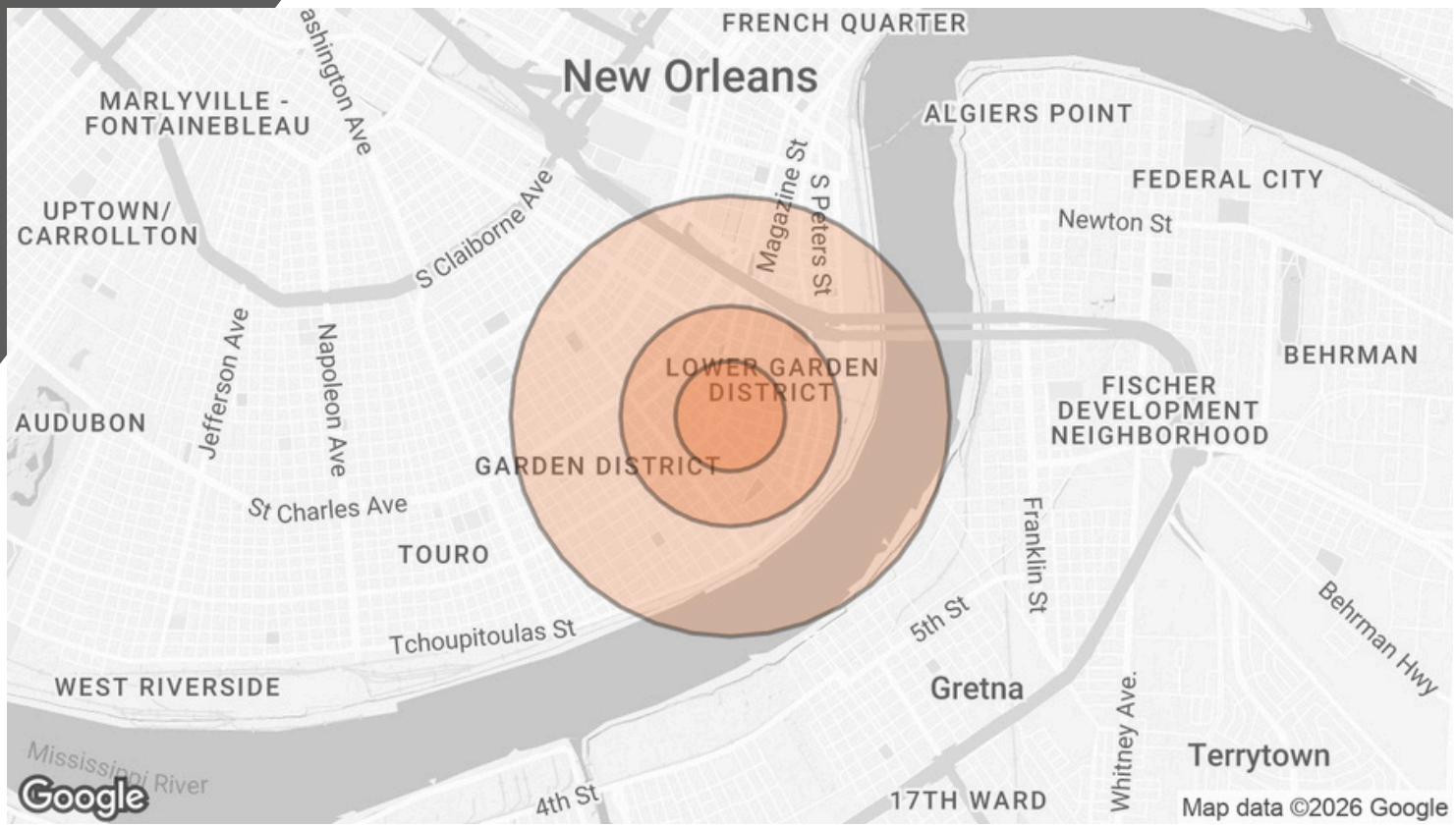
RETAILER MAP





Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,076 37.0 37.0	7,343 37.4	20,829 39.4
AVERAGE AGE AVERAGE	38.2	35.8 38.4	37.9 40.9
AGE (MALE) AVERAGE			
AGE (FEMALE)			

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS # OF	1,052 2.0	3,679 2.0	9,769 2.1
PERSONS PER HH AVERAGE	$120,546	$105,379	$110,389
HH INCOME AVERAGE HOUSE	$753,310	$753,015	$585,798
VALUE			

2023 American Community Survey (ACS)

MEET THE TEAM



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.


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