

FOR SALE

PROPERTY SUMMARY

For Sale: 1423 Annunciation St. is a commercial property located in the Lower Garden District of New Orleans. The building spans 6,017 square feet and is designed for industrial use and storage. It includes an approximate 1,200sf customer service counter and office, bathrooms in office and warehouse, mezzanine (not calculated in the square footage) for additional storage. Grade level roll-up door at end of driveway to access rear of warehouse. The property is zoned HU-RD2 (Historic Urban Two-Family Residential District), but has historically operated as a warehouse for distribution.

AVAILABLE

- 6,017 SF

SALE PRICE

- \$850,000 (\$141.27 PSF)

ZONING

- HU-RD2 (Historic Urban Two-Family Residential District)
- Has historically operated as a warehouse for distribution

NEARBY LANDMARKS & AMENITIES

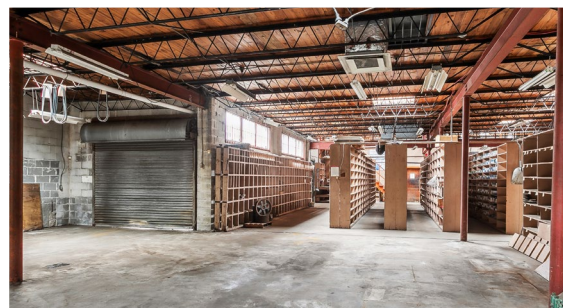
- Caesars Superdome, Smoothie King Center, The Riverwalk Outlets, New Orleans Convention Center, Mardi Gras World, The National WWII Museum, & The Higgins Hotel
- The River District - \$1 billion mixed-use district that will feature Top Golf (Opening late 2025), Omni Hotel (1,000 Rooms), office buildings, multi-family buildings, and a music museum

TRAFFIC COUNTS (ADT 2024)

- Pontchartrain Expressway, north of site: 162,979
- Annunciation Street, at site: 8,528

2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	18,586	164,528	355,550
Avg. HH Income	\$117,340	\$94,030	\$89,565



1ST FLOOR - FLOOR PLAN

