



OFFICE BUILDING FOR SALE & LEASE

MID CITY OFFICE BUILDING

209 N Broad St, New Orleans, LA



COMMERCIAL
REAL ESTATE

Sandra Corrigan, SIOR

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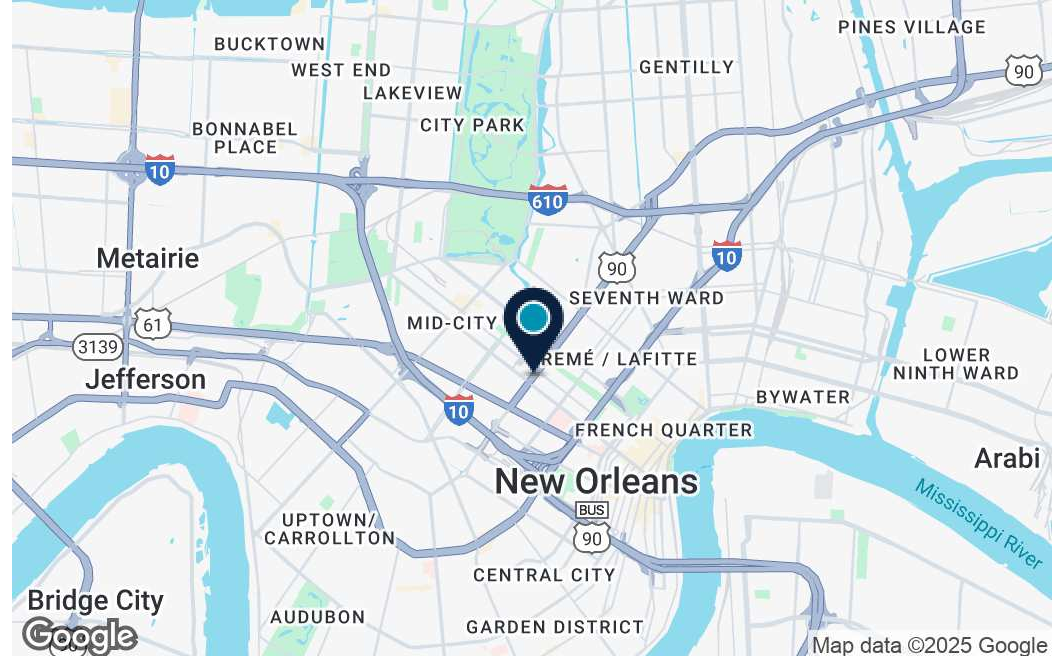


PROPERTY DESCRIPTION

Excellent opportunity to buy or lease on busy N Broad St in Mid City! 209 N Broad St is located across the street from Whole Foods Market and is surrounded by local and national businesses. The property has great visibility and is positioned between downtown New Orleans, City Park, and is two blocks from the streetcar line. Additionally, there are several off-street parking spaces in the rear. The ground floor is available for lease, and the second-floor tenant is on a month-to-month lease. The entire building is available for sale.

PROPERTY HIGHLIGHTS

- Prime visibility on N Broad St (ADT 27,337 (2023))
- Convenient access
- Strong neighboring retailers (Whole Foods, Dollar General, Ruby Slipper, etc.)



FOR SALE

Sale Price:	\$630,000
Building Size:	4,160 SF
Lot Size:	5,568 SF

FOR LEASE

Lease Rate:	\$2,625 / month NNN
Available SF:	2,100 SF



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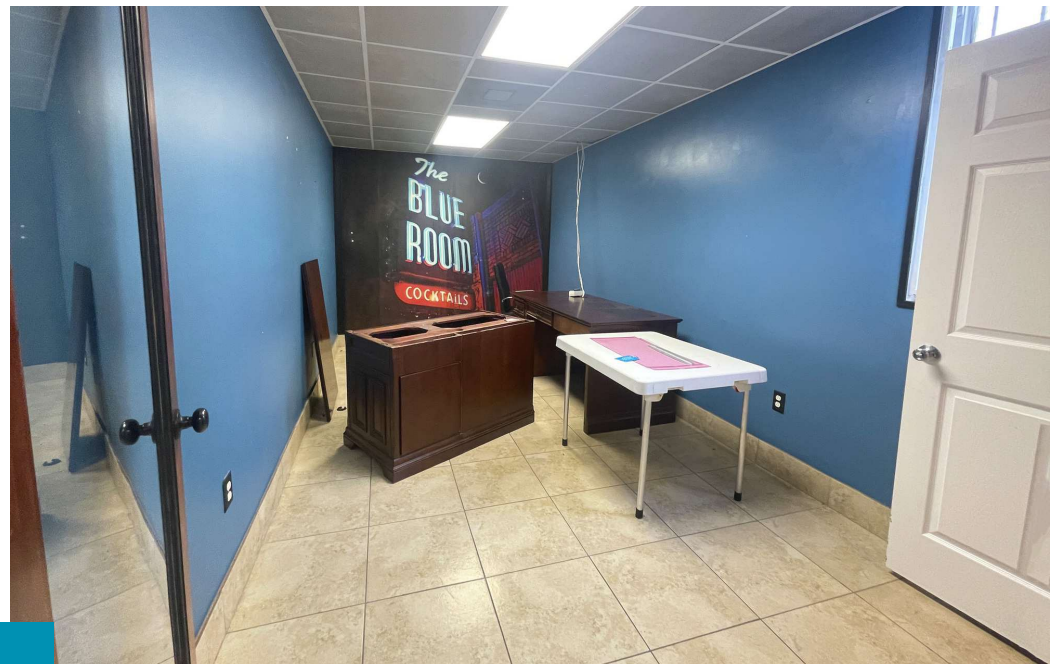


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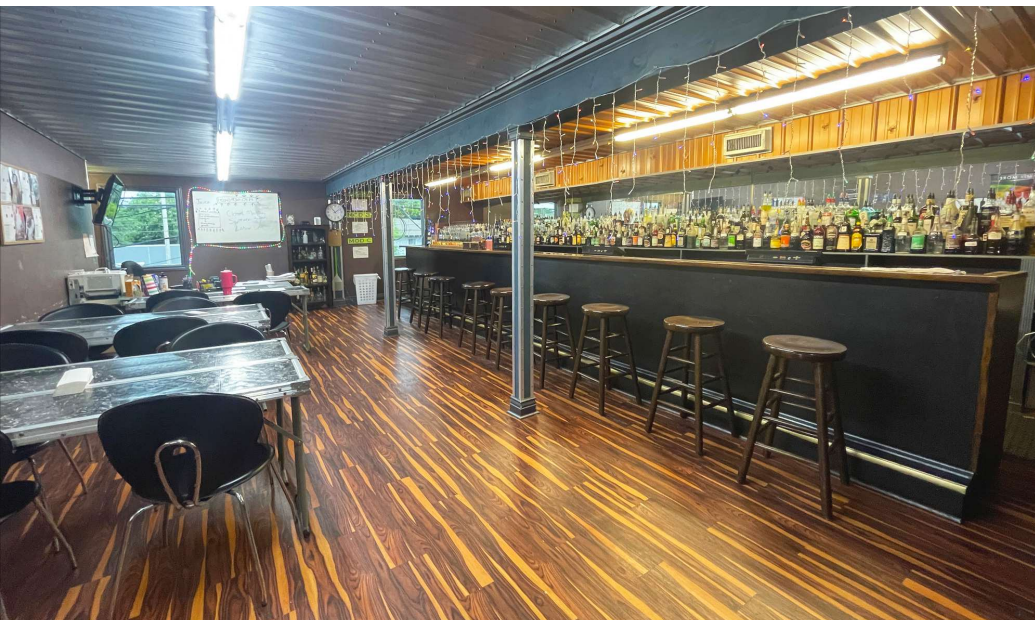


GROUND FLOOR FOR LEASE - 2,100 SF



Ruby Rae Levin
504.293.5807
rlevin@srsa-realestate.com

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504.620.3565
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SECOND FLOOR - CURRENT TENANT IS MONTH-TO-MONTH



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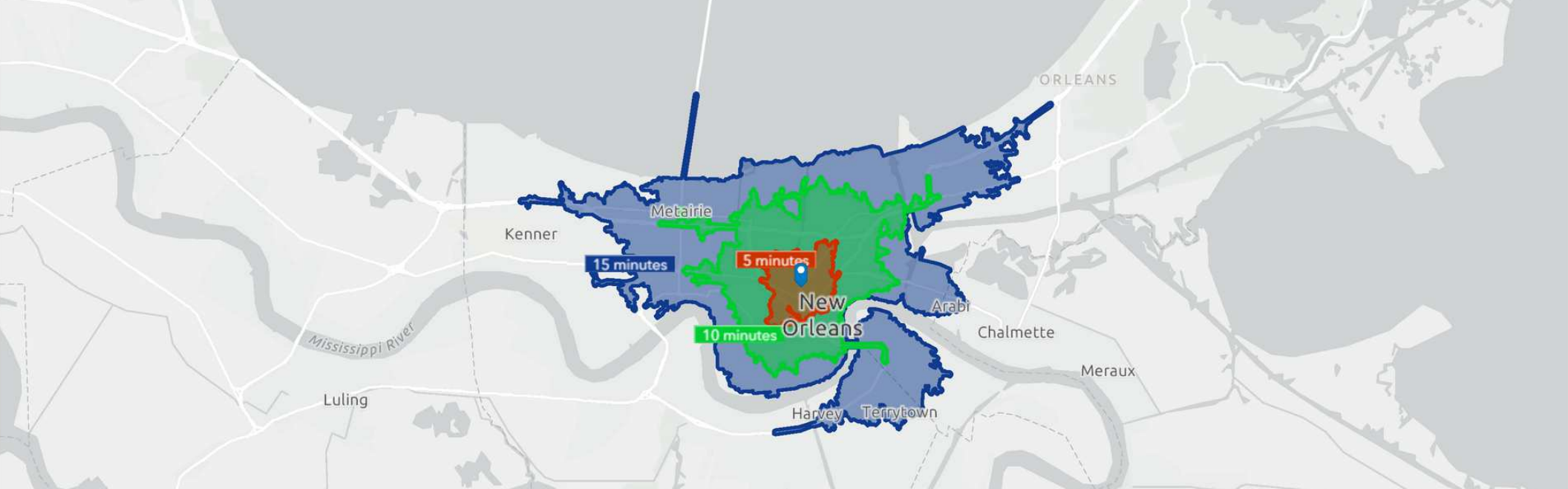


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	42,126	174,038	441,341
DAYTIME POPULATION	52,114	231,697	532,915
TOTAL HOUSEHOLDS	20,244	82,860	199,037
MEDIAN HH INCOME	\$46,168	\$52,830	\$56,536
TOTAL BUSINESSES	3,234	14,515	31,030



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Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



AgencyForm Rev. 05/21



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