BRIDGEWATER
REALTY ADVISORS

FOR SALE



3301-05 Canal Street

New Orleans, LA, 70119

Offering Memorandum

Bridgewater Realty Advisors
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3301-05 CANAL STREET
NEW ORLEANS, LA, 70119

9-unit Mixed Use Property

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OFFERING

3301-05 Canal Street presents an exceptional opportunity to acquire a fully occupied, three-story mixed-use asset in one of New Orleans' most prominent and highly visible locations. The approximately 8,980-square-foot building consists of nine total units, including two commercial suites and seven residential units, providing investors with a diversified and stabilized income stream of $12,065 per month.

Positioned on a high-profile corner site along Canal Street, the property benefits from outstanding visibility, convenient access, and proximity to major employment centers, medical institutions, restaurants, retail, and surrounding New Orleans neighborhoods. The property is currently 100% occupied and includes a dedicated parking lot for tenants—an increasingly valuable amenity in this urban location.

With its irreplaceable Canal Street frontage, strong occupancy, desirable unit mix, and excellent corner positioning, 3301-05 Canal Street represents an outstanding opportunity to acquire a well-located, income-producing asset with lasting long-term value.

SUMMARY

BUILDING PRICE: $1,700,000

PRICE PER SF: $189/sf

INCOME: $12,065/mo

LAYOUTS: 7 res. / 2 comm.

SITE SIZE: 6,660 sf (corner)

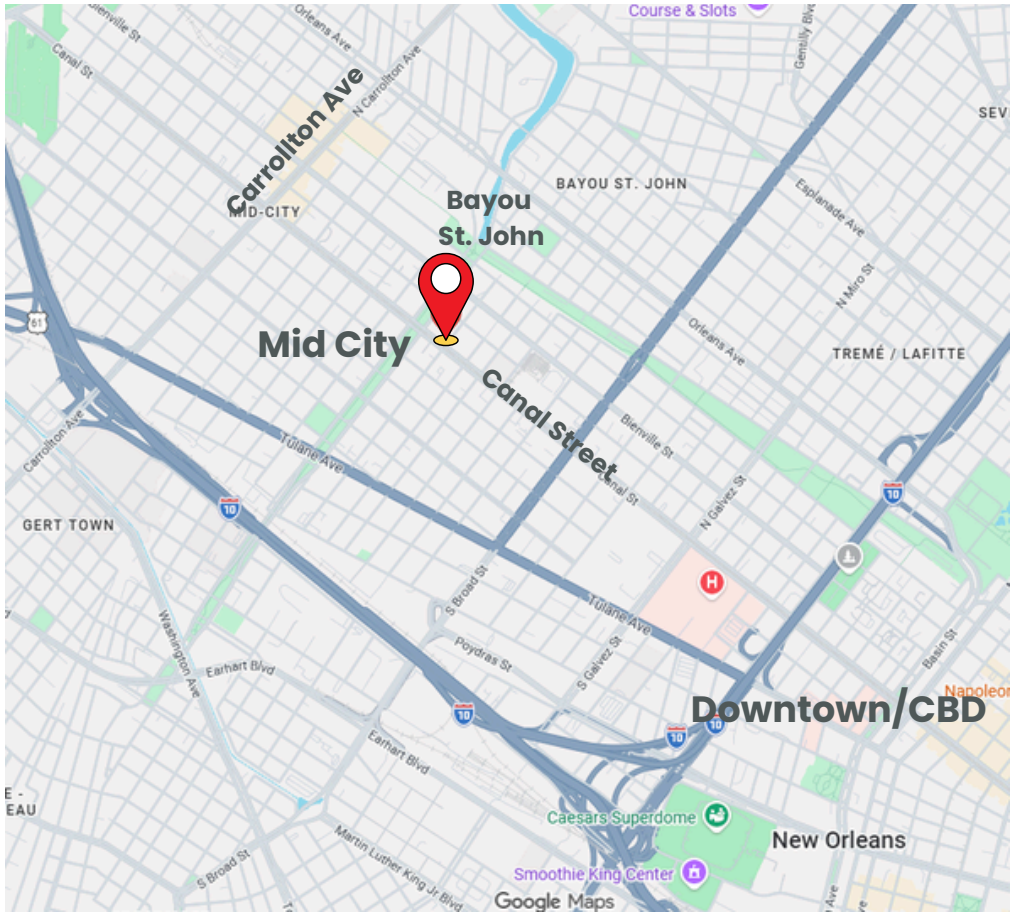
UNIT COUNT: 9

GBA: ~8,980 sf

OCCUPANCY: 100%

PARKING: ~12 spaces

FLOOD ZONE: AE ($2100/mo)




504-375-2762
Dentistry
BY DESIGN
LaKica Amos, DMD
DENTIST
NO TRUCK
ROUTE






DENTIST


















EXIT






EXIT
FLSA
SAFETY FIRST
FIRST AID STATION


EXIT


TruGrip
Pink





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FINANCIAL OVERVIEW

3301 CANAL STREET
NEW ORLEANS, LA, 70119

CURRENT RENT ROLL

Unit Mix & In-Place Rents

3301 and 3305 Canal Street together comprise seven residential units and two ground-floor commercial suites, all nine spaces currently leased and paying. Rents below are in place per the seller-provided tenant schedule, with residential unit types and sizes carried from the property financial analysis. The property is fully occupied with no current vacancy loss.

BUILDING	UNIT	UNIT TYPE	SIZE (SF)	MONTHLY RENT	STATUS
3301 Canal St.	2	2 BD / 1 BA	998	$1,235	Occupied
3301 Canal St.	3	1 BD / 1 BA	998	$1,050	Occupied
3301 Canal St.	4	2 BD / 1 BA	998	$1,310	Occupied
3301 Canal St.	5	2 BD / 1 BA	750	$1,100	Occupied
3301 Canal St.	6	1 BD / 1 BA	750	$975	Occupied
3301 Canal St.	7	1 BD / 1 BA	750	$935	Occupied
3301 Canal St.	8	1 BD / 1 BA	750	$1,050	Occupied
3301 Canal St.	COM B	Commercial	1,800	$3,175	Occupied
3305 Canal St.	COM A	Commercial	1,200	$1,235	Occupied
TOTAL GROSS POTENTIAL RENT				**$12,065**	**9 of 9 Occupied**

Gross Potential Rent $12,065/mo ($144,780/yr) **Current Collected Rent** $12,065/mo ($144,780/yr) **Actual Vacancy Loss** $0/mo (0.0%)

Residential unit types and sizes are per the property financial analysis. Commercial suite sizes are per ownership: COM B at 3301 Canal Street is approximately 1,800 square feet at $3,175 per month, and COM A at 3305 Canal Street is approximately 1,200 square feet at $1,235 per month. Total rentable area is approximately 8,994 square feet. Rents shown are actual in-place contract rents per the seller-provided tenant schedule; the $1,235 shown for COM A is its actual contract rent rather than the $3,000 market figure previously underwritten.

This information has been obtained from sources believed reliable but has not been verified.

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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, 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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