

# *1928 Franklin Avenue*

*Mixed-Use Commercial/Residential*

## **Offering Memorandum**

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Bridgewater Realty Advisors  
[www.bridgewater.realty](http://www.bridgewater.realty)  
3500 N. Hullen St, Suite 18:233  
Metairie, LA, 70002  
504-901-0463  
Licensed in LA, MS



**1928 FRANKLIN AVE  
NEW ORLEANS, LA, 70117**

*Mixed-Use Commercial/Residential*

**MASON W. MCCULLOUGH**

Bridgewater Realty Advisors  
Principal | Broker  
504.298.8631  
mason@bridgewater.realty

**BRYCE MARULLO**

Bridgewater Realty Advisors  
Principal | Agent  
504.301.5583  
Bryce@bridgewater.realty

# OFFERING

Introducing a beautifully renovated mixed-use property located at 1928 Franklin Avenue in the heart of New Orleans' highly coveted and rapidly growing St. Roch neighborhood. This stunning two-story building has been completely transformed with luxury finishes throughout, offering the perfect blend of historic charm and modern elegance.

Spanning a total of 2,648 square feet, the ground floor features a spacious 1,404-square-foot commercial space with an open layout ideal for retail, office, or studio use—making it perfect for an owner-occupant looking to live and work in one location. The upstairs residential unit includes 1,244 square feet of living space with two bedrooms and two full bathrooms, designed with upscale details and modern comforts. Also contains a driveway with gate on the left hand side.

Whether you're a business owner seeking a live-work opportunity or an investor aiming to generate strong rental income from two separately leased units, this property is a rare gem in one of New Orleans' most vibrant and up-and-coming neighborhoods.

## SUMMARY

**BUILDING PRICE:** \$650,000

**UNIT COUNT:** 2

**PRICE PER SF:** \$245/sf

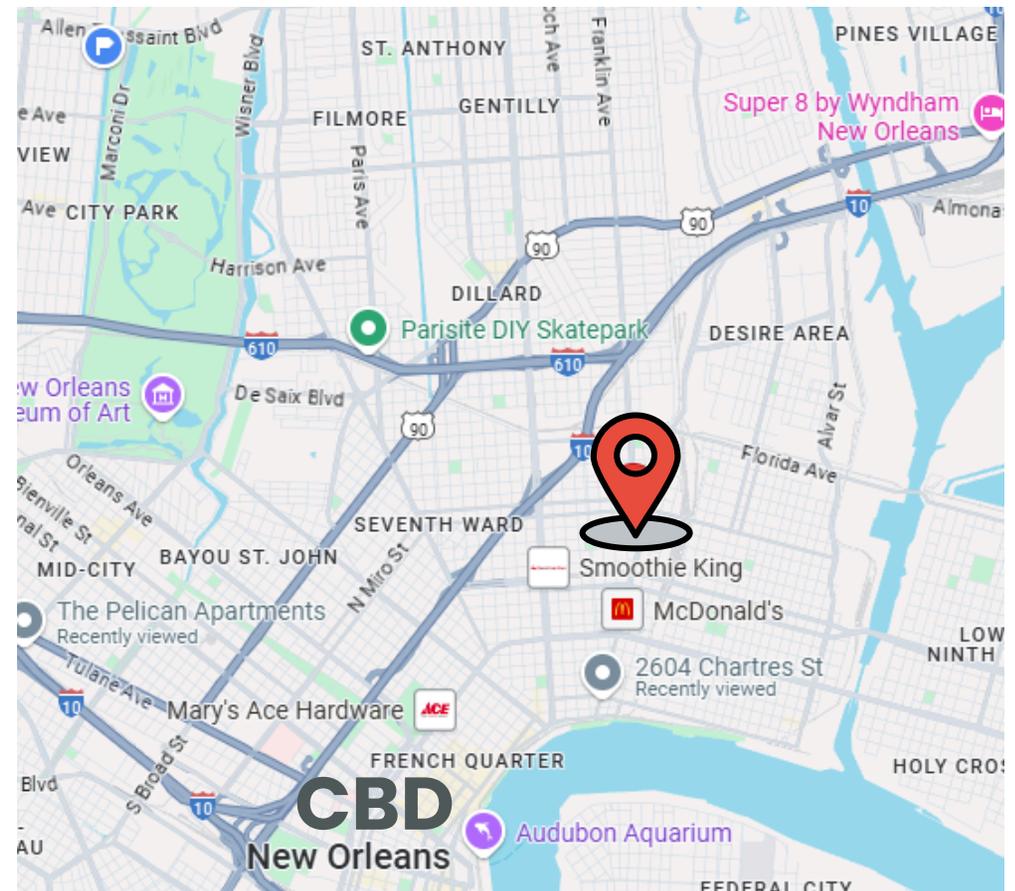
**GBA:** 2,648 sf

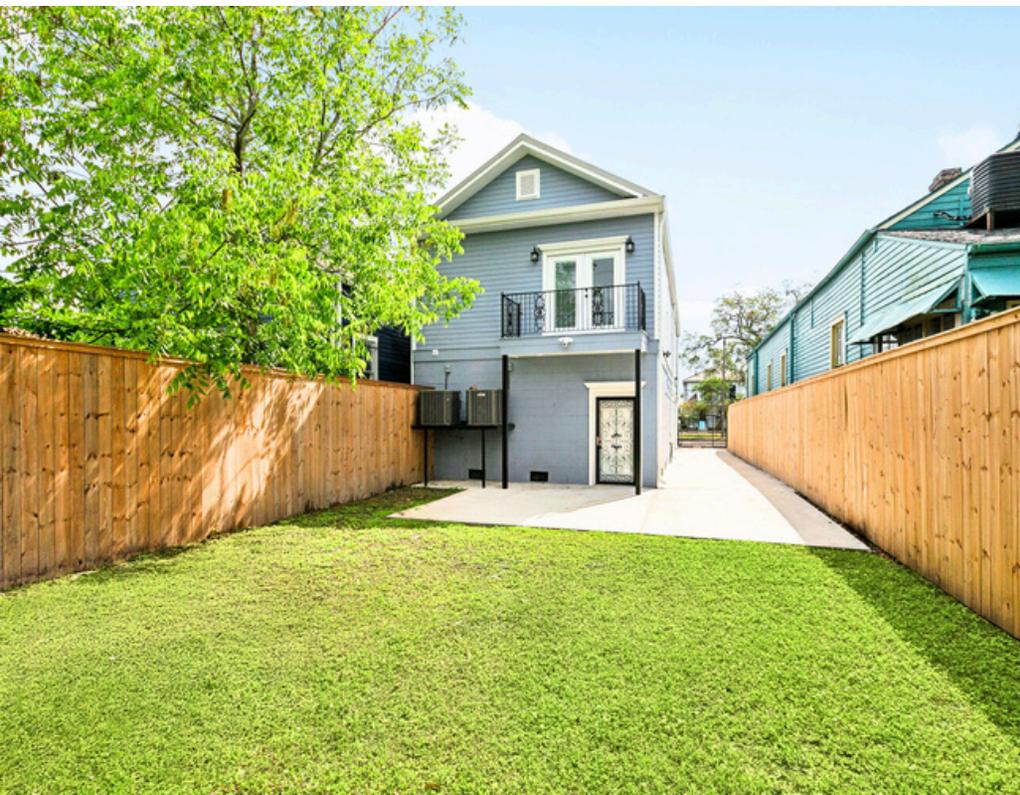
**TYPE:** Commercial/Residential

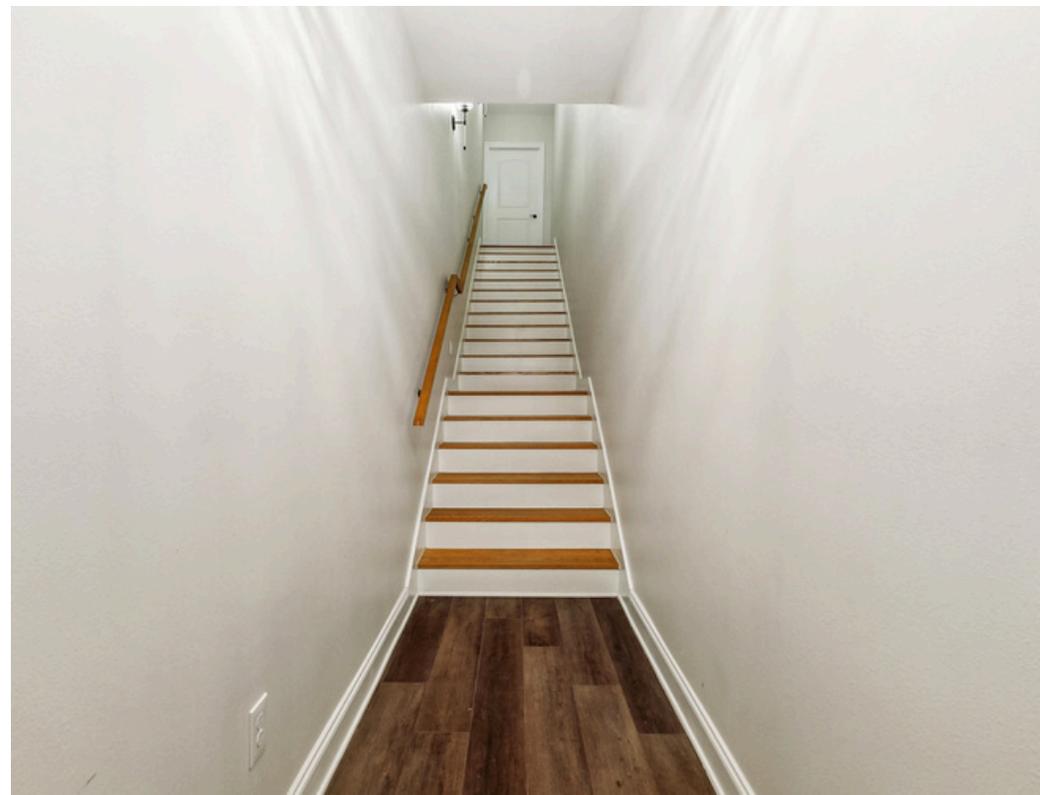
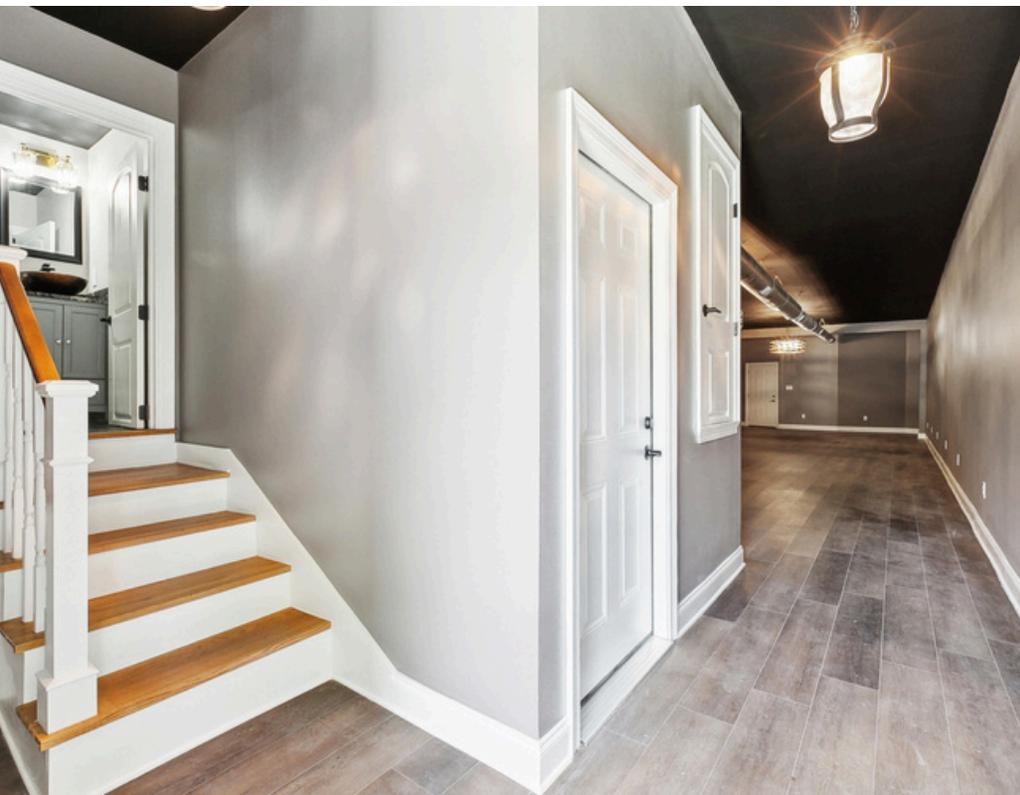
**# of STORIES:** 2

**FLOOD ZONE:** X

**SITE SIZE:** 3,600 SF











# *FINANCIAL OVERVIEW*

1928 FRANKLIN AVENUE, NEW ORLEANS, LA



# **PROJECTED RENT ROLL // 1928 FRANKLIN AVE**

Unit #	Type	Size (sf)	Market Rent	Market Rent/sf
Second Floor	2 BD / 2 BA	1244	\$1,800	\$1.45
Ground Floor	Retail or Office	1404	\$2,500	\$1.78
	<b>PER MONTH</b>	<b>2648</b>	<b>\$4,300</b>	
	<b>PER YEAR</b>		<b>\$51,600</b>	

## **Expense Breakdown**

Expense	Annual	Per/sf
Real Estates Taxes	\$3,118	\$1.18
Insurance*	\$6,620	\$2.50
Utilities - Electric*	\$3,600	\$300/mo
Utilities - Water*	\$1,200	\$100/mo
Repairs & Maintenance*	\$1,324	\$0.50
<b>TOTAL</b>	<b>\$15,862</b>	
<b>Op Ex Ratio</b>	<b>31%</b>	
<b>Op Ex Per Unit</b>	<b>\$7,931</b>	

\*expenses are estimated based on market standards

# 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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