

FOR SALE

Exceptional Investment Opportunity
**2109-11-15 Magazine St
New Orleans, LA**



Presented By:

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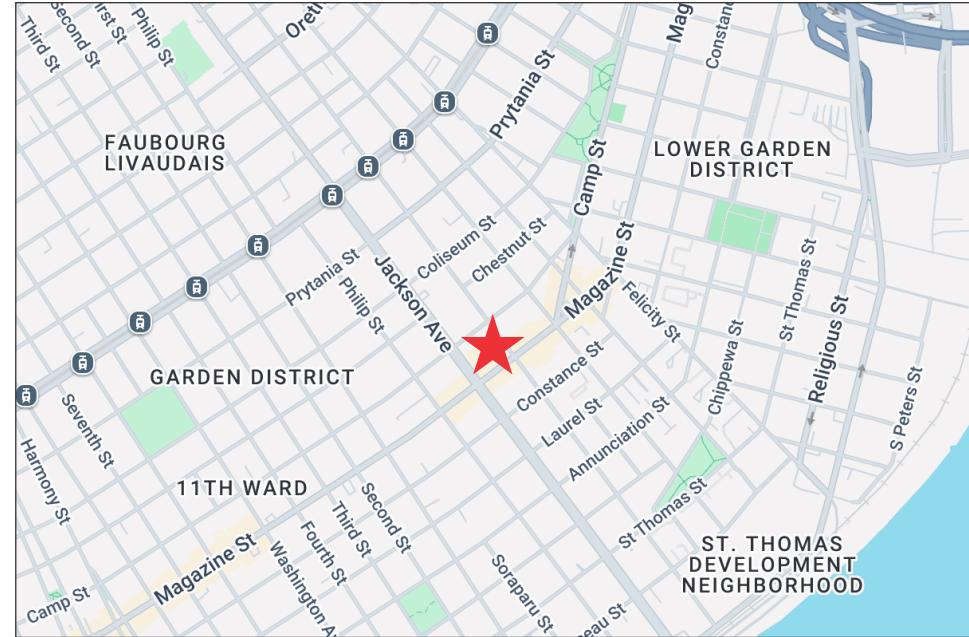
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NAI Rampart is pleased to present this opportunity to purchase three adjacent and contiguous circa 1860 retail/office buildings in one of the busiest areas of the Lower Garden District shopping corridor. The buildings are all separate properties of record but could be combined in various combinations for expanded creative endeavors.

This block is a popular shopping destination for both locals and tourists alike, with easy access from downtown via the No. 11 bus stop less than a block away.



- ❖ 7,850 SF of gross floor area and 7,006 SF of net floor area
- ❖ Outdoor rear courtyard area that could be expanded with the removal of the existing storage buildings.
- ❖ Excellent investment or owner/user opportunity
- ❖ The 2115 Magazine building has central HVAC
- ❖ All new roofs were installed in 2022
- ❖ HU-B1 Historic Urban Neighborhood Business District allows for a variety of commercial and residential uses
- ❖ **Price: \$2,375,000**

Financials available from listing agents

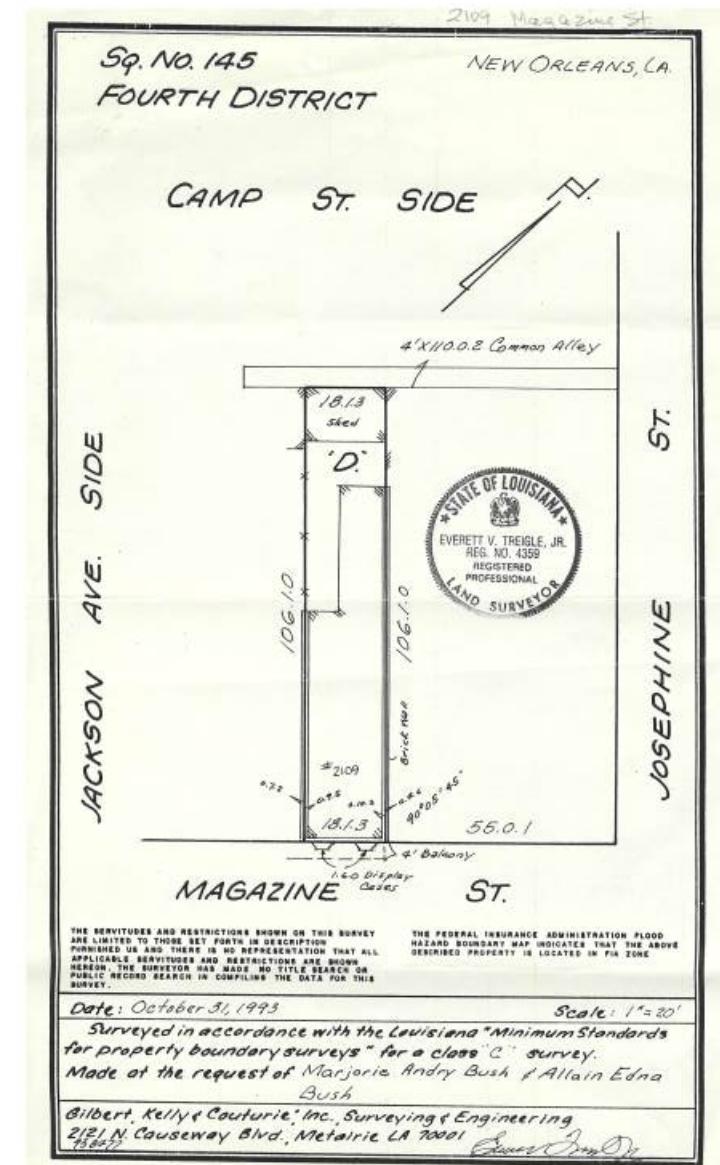
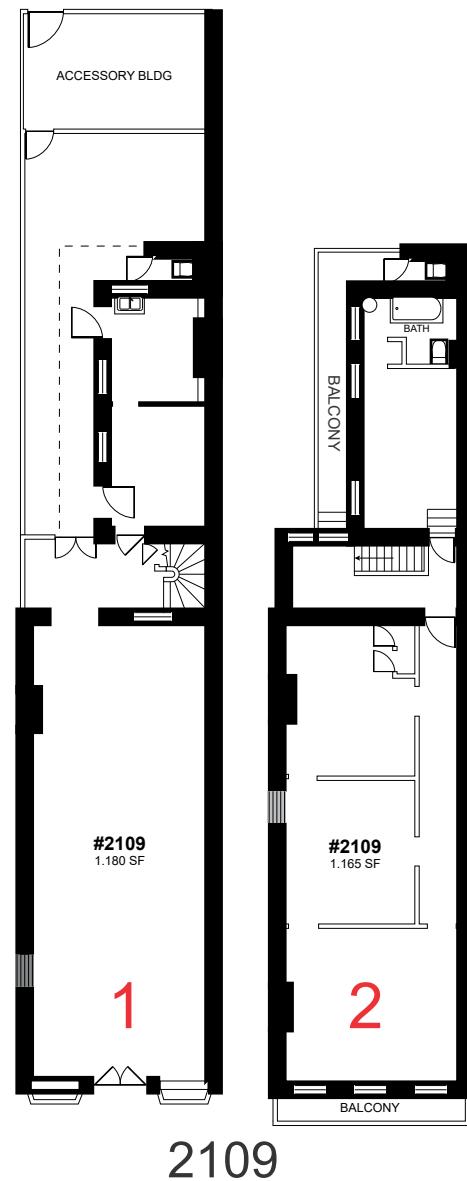


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Gross Building SF: 2,561 SF
Net Building SF: 2,345 SF
Storage Shed: 132 SF
Lot Area: Appr. 1,918 SF

Rental Status: The entire property is available for the operation of the new purchaser's business or as a rental opportunity, either as a standalone property or in combination with the adjacent property at 2111 Magazine Street.



Note: the measurements and dimensions provided herein are approximate values, and may not be precisely accurate. The information provided is intended for general guidance only.

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2109 Magazine St. 1st floor retail



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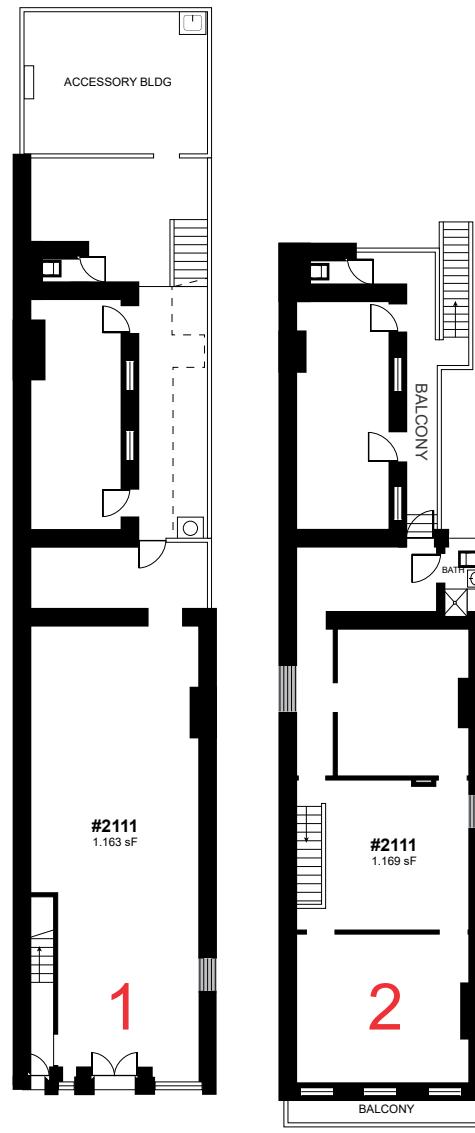
2109 Magazine St. 2nd floor office

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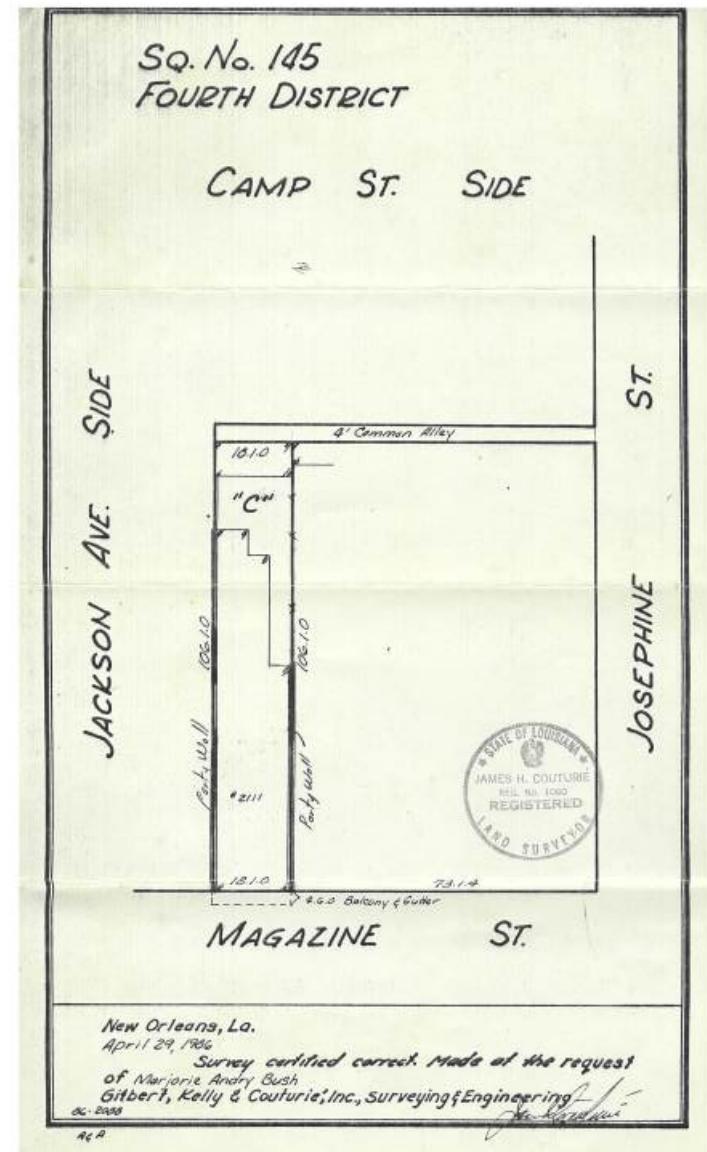


Gross Building SF: 2,679 SF
Net Building SF: 2,332 SF
Storage Shed: 129 SF
Lot Area: Appr. 1,918 SF

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2111



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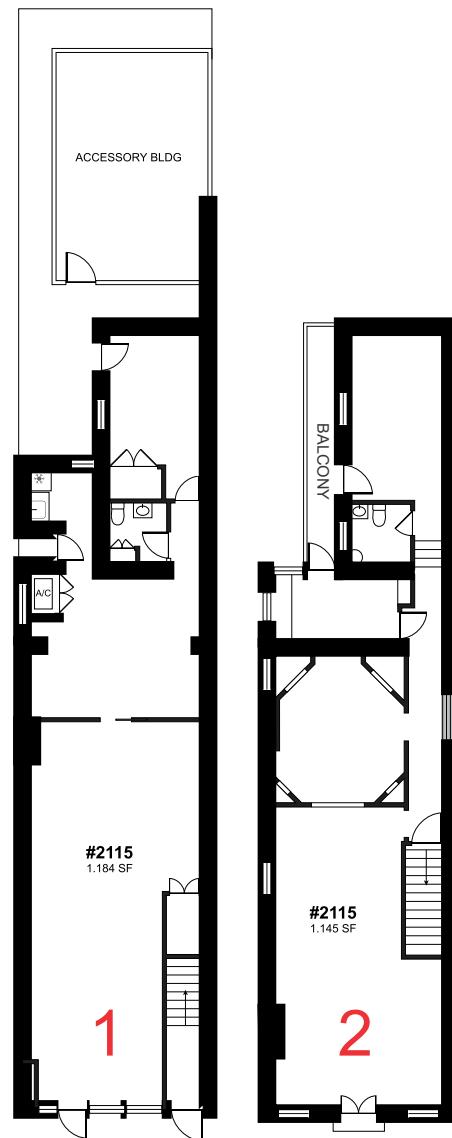


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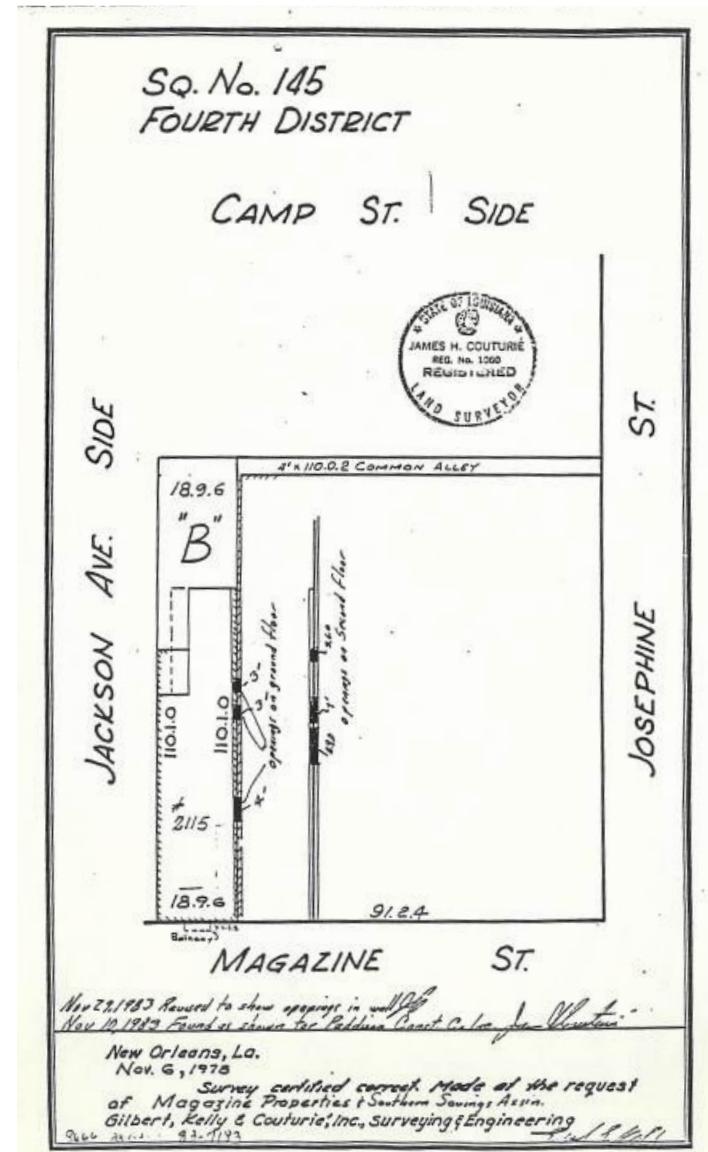
Gross Building SF: 2,610 SF
Net Building SF: 2,329 SF
Storage Shed: 438 SF
Lot Area: Appr. 2,067 SF

Rental Status: The entire first floor is under lease to ubreakifix through January 31, 2026. The entire second floor is under lease to Martha Pearson Designs through January 31, 2026.



2115

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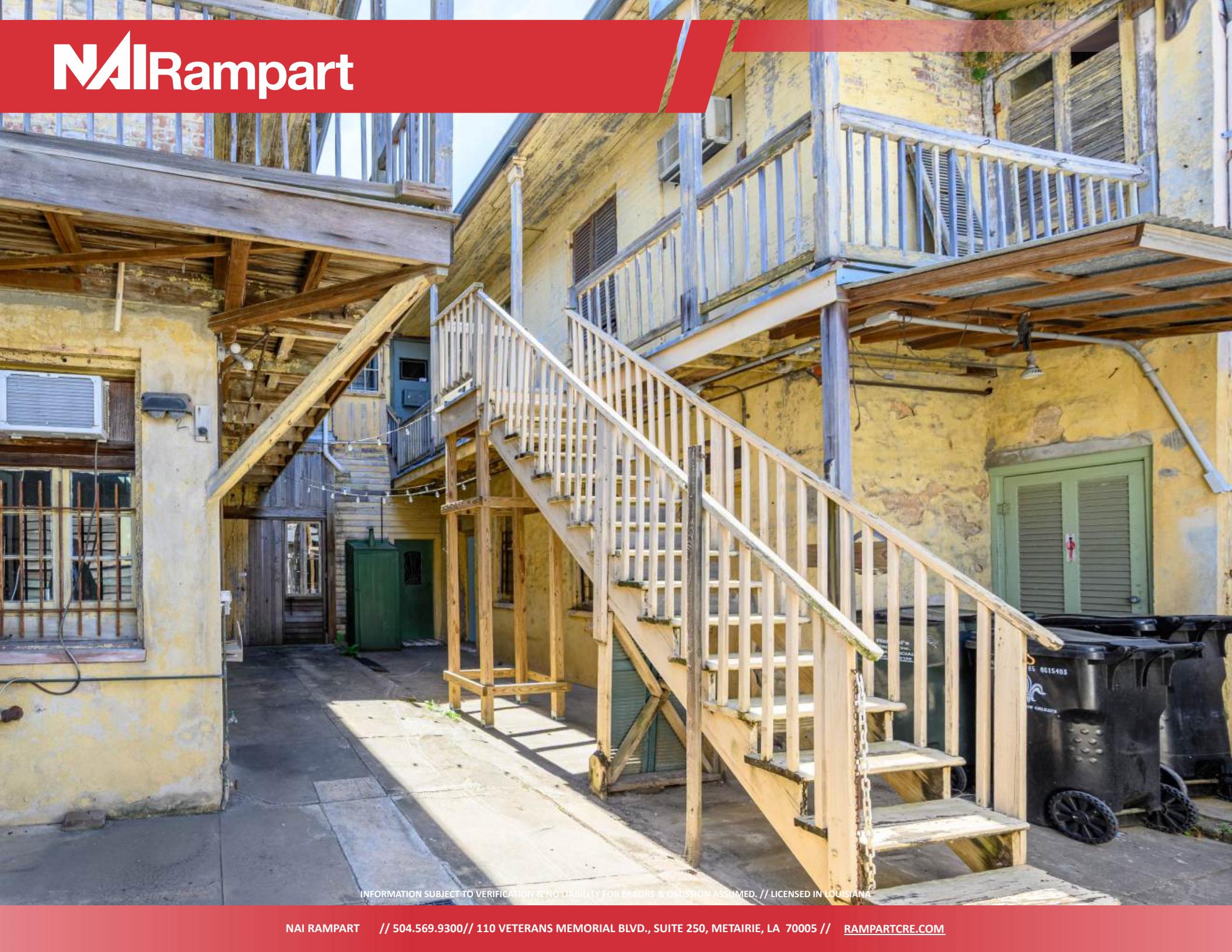
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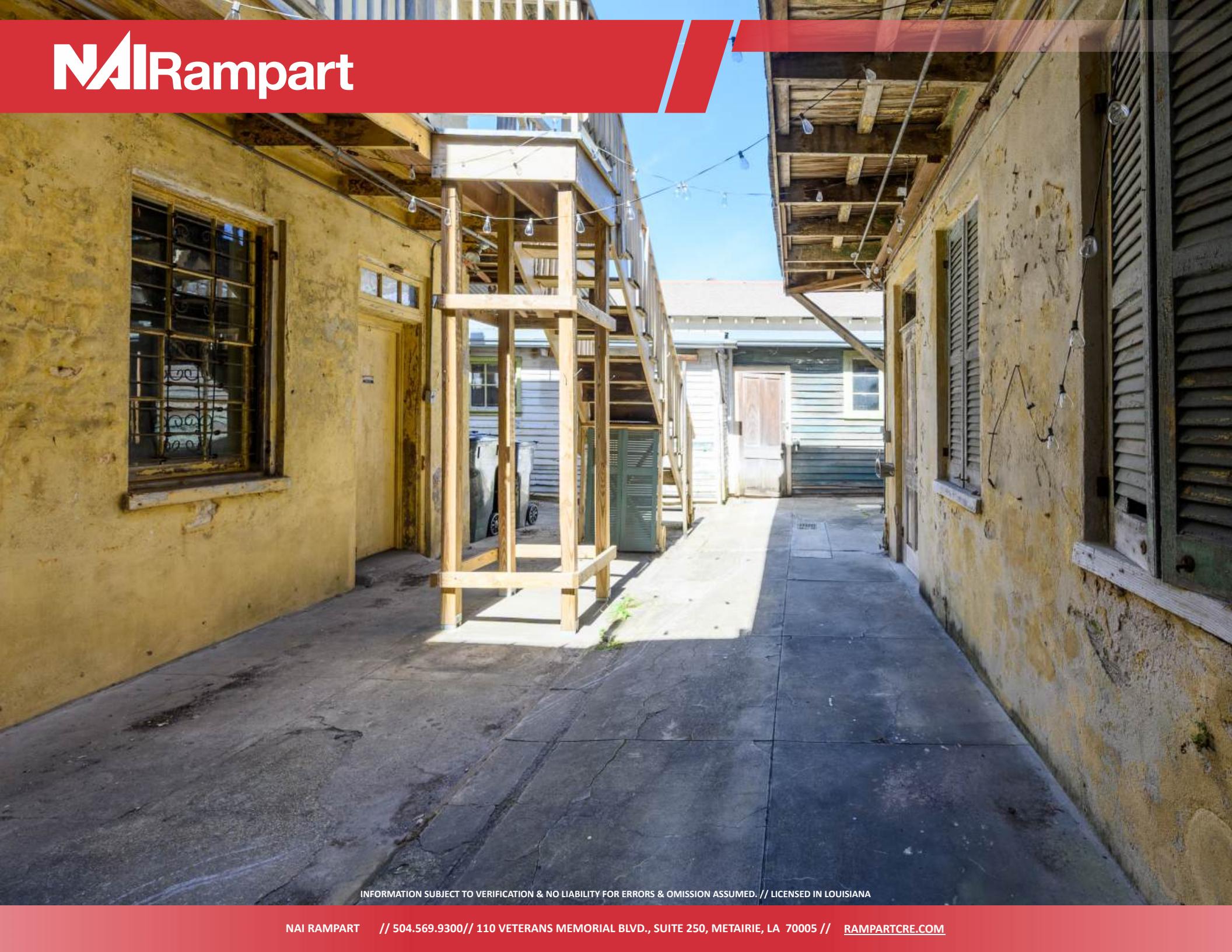
2115 Magazine St. 2nd floor offices



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