

OFFICE BUILDING FOR SALE

RAISED ONE-STORY UPTOWN BUILDING

1538 Louisiana Ave, New Orleans, LA



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PROPERTY DESCRIPTION

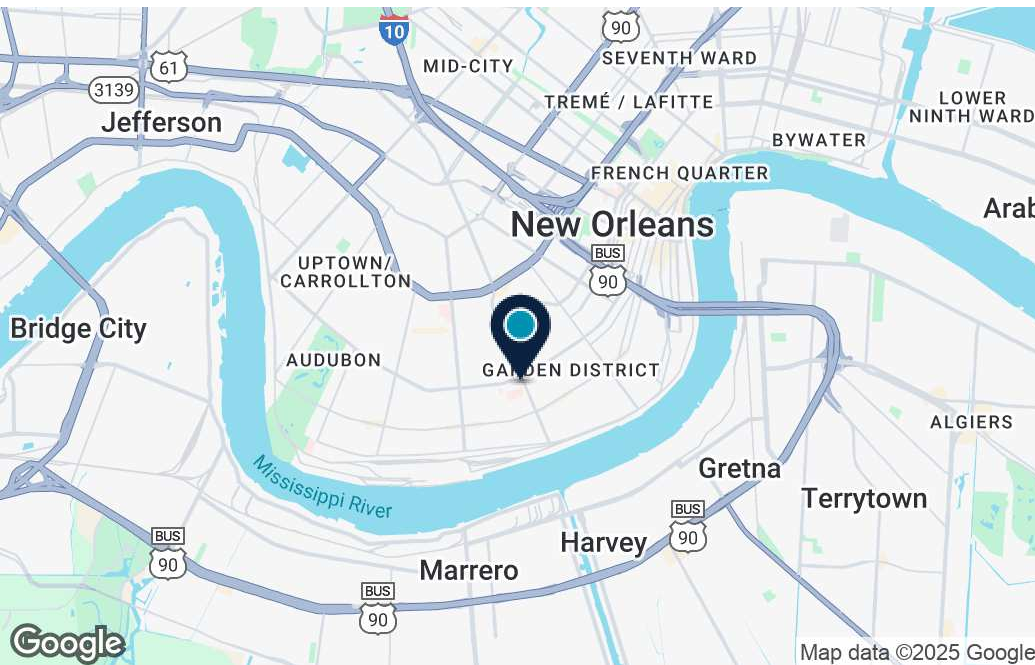
For Sale: Raised One-Story Office Building in Prime New Orleans location - 1538 Louisiana Avenue

Rare opportunity to own a versatile raised one-story office building located in the heart of Uptown New Orleans. Positioned on a prominent corridor with excellent visibility, this property offers flexible use potential - perfect for an owner-occupant, investor or redevelopment project.

Whether you're looking to establish a business presence in a high-demand area or seeking a redevelopment opportunity with strong upside potential, 1538 Louisiana Avenue presents an exceptional investment

PROPERTY HIGHLIGHTS

- **Prime Location:** Situated along Louisiana Avenue, a key connector in Uptown New Orleans, with easy access to St. Charles Avenue, Magazine Street and CBD.
- **Single-Story Layout:** Efficient floor plan suitable for professional offices, clinic, studio or creative space.
- **Zoning Flexibility:** Ideal candidate for adaptive reuse, expansion, or residential/mixed-use redevelopment (buyer to verify zoning)
- **Off-Street Parking:** Potential for private parking or improved site layout with redevelopment



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	10,053 SF
Building Size:	6,441 SF



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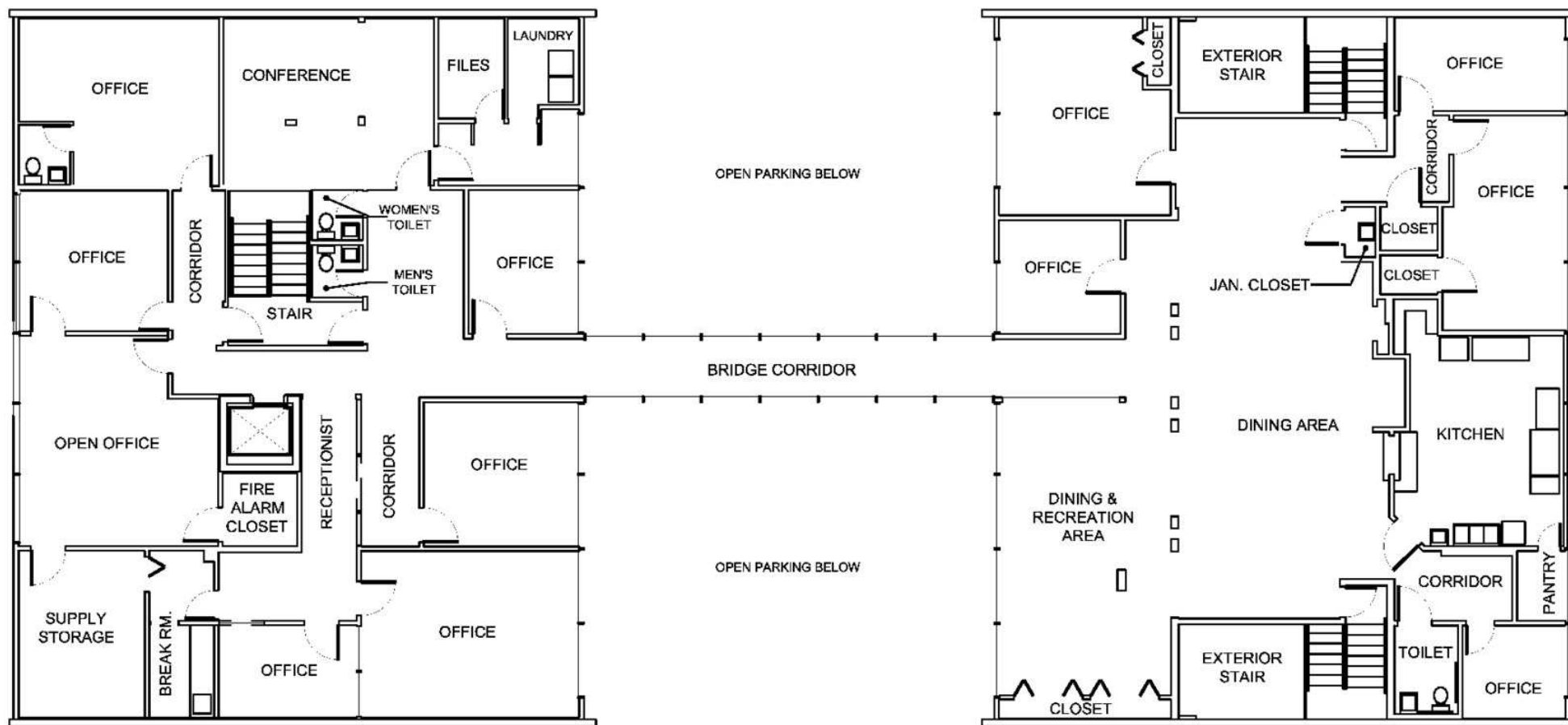


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For buyers interested in unlocking the full potential of 1538 Louisiana Avenue, we're sharing a set of conceptual plans and ideas developed by Ken Gowland of MetroStudio. These designs showcase how the building could be transformed to better suit modern needs, from professional offices to creative studios or mixed-use spaces. Please note that these are vision concepts only, intended to inspire possibilities. Any upgrades or redevelopment would be the responsibility of the buyer to plan and execute.

Full PDF of renderings available upon request.

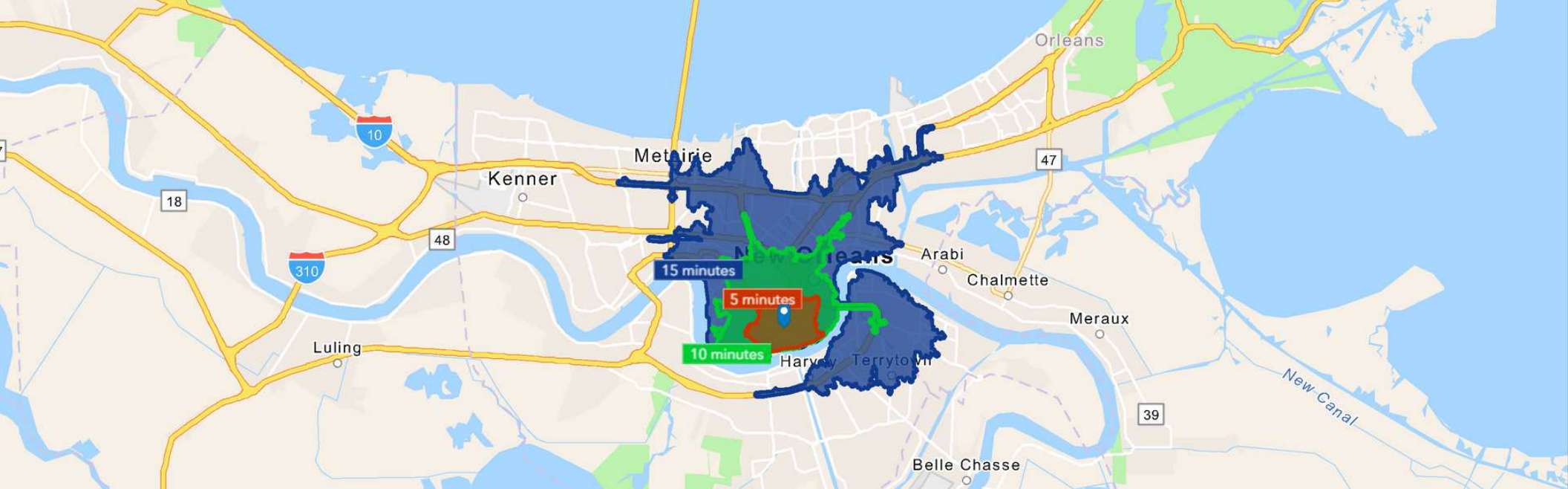


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DEMOGRAPHICS (DRIVE TIME)

INDICATORS	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL POPULATION	36,217	100,697	278,417
DAYTIME POPULATION	37,776	167,086	388,705
TOTAL HOUSEHOLDS	18,641	46,375	128,926
MEDIAN HH INCOME	\$77,299	\$69,375	\$56,109
TOTAL BUSINESSES	2,736	9,471	21,533



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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.



AgencyForm Rev. 05/21

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



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