



# AVAILABLE



## *For Sale or Lease Commercial Building - Corner Location*



**Location:** 1201 N Broad Street, New Orleans, LA 70119  
(One Block south of Esplanade Ave)

**Sales Price:** \$399,000.00

**Lease Rate:** \$3,000.00 per month plus net charges

**Building:** 1,300 square feet plus 175sf of storage

**Land:** 4,337 square feet (Driveway in the rear is not part of this property)

**Description:** Commercial building for sale on Broad street between Esplanade Ave and the Lafitte Greenway. The space is open with two restrooms (one restroom needs repair). There is off street parking for approximately 6 cars. The building does not currently have an AC unit but the Seller is willing to give a credit to the buyer. Zoning is HU-MU (<https://czo.nola.gov/article-12/>).

**Deed**

**Restriction:** The property will be deed restricted for a restaurant for a period of 10 years

**JACK STUMPF  
& ASSOCIATES, INC.**

COMMERCIAL REAL ESTATE SERVICES

1700 Central Boulevard  
Harvey, Louisiana 70058  
(504) 366-6800  
[www.jackstumpf.com](http://www.jackstumpf.com)

**Listing Agent:**

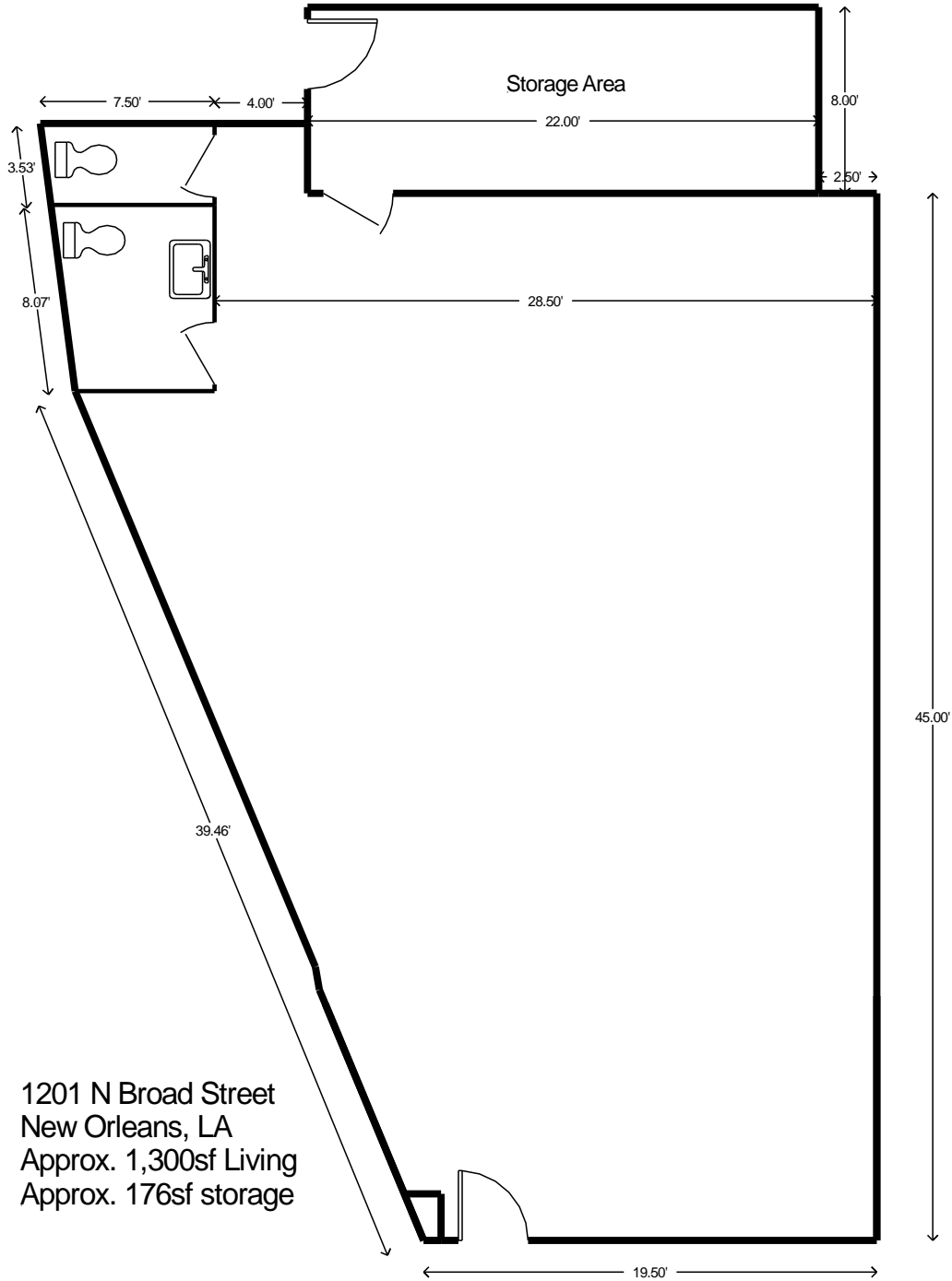
Jon Cerruti with Jack Stumpf & Assoc  
(504) 366-6800 [jon@jackstumpf.com](mailto:jon@jackstumpf.com)

The information presented herein has been furnished by the owner or obtained from sources we deem reliable. No warranties or representations, either expressed or implied are made as to the accuracy of the data provided, and same is subject to error, omission, change of price, and/or conditions of availability without notice.

January 2023

# Floor Plan

January 13, 2023



1201 N Broad Street  
New Orleans, LA  
Approx. 1,300sf Living  
Approx. 176sf storage

**Broad Street Entrance**



