



AVAILABLE



Commercial Building for Sale Corner Location



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

Sales Price: ~~\$399,000.00 \$375,000.00 \$325,000.00 \$315,000.00~~ **\$299,000.00**

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

Listing Agent:

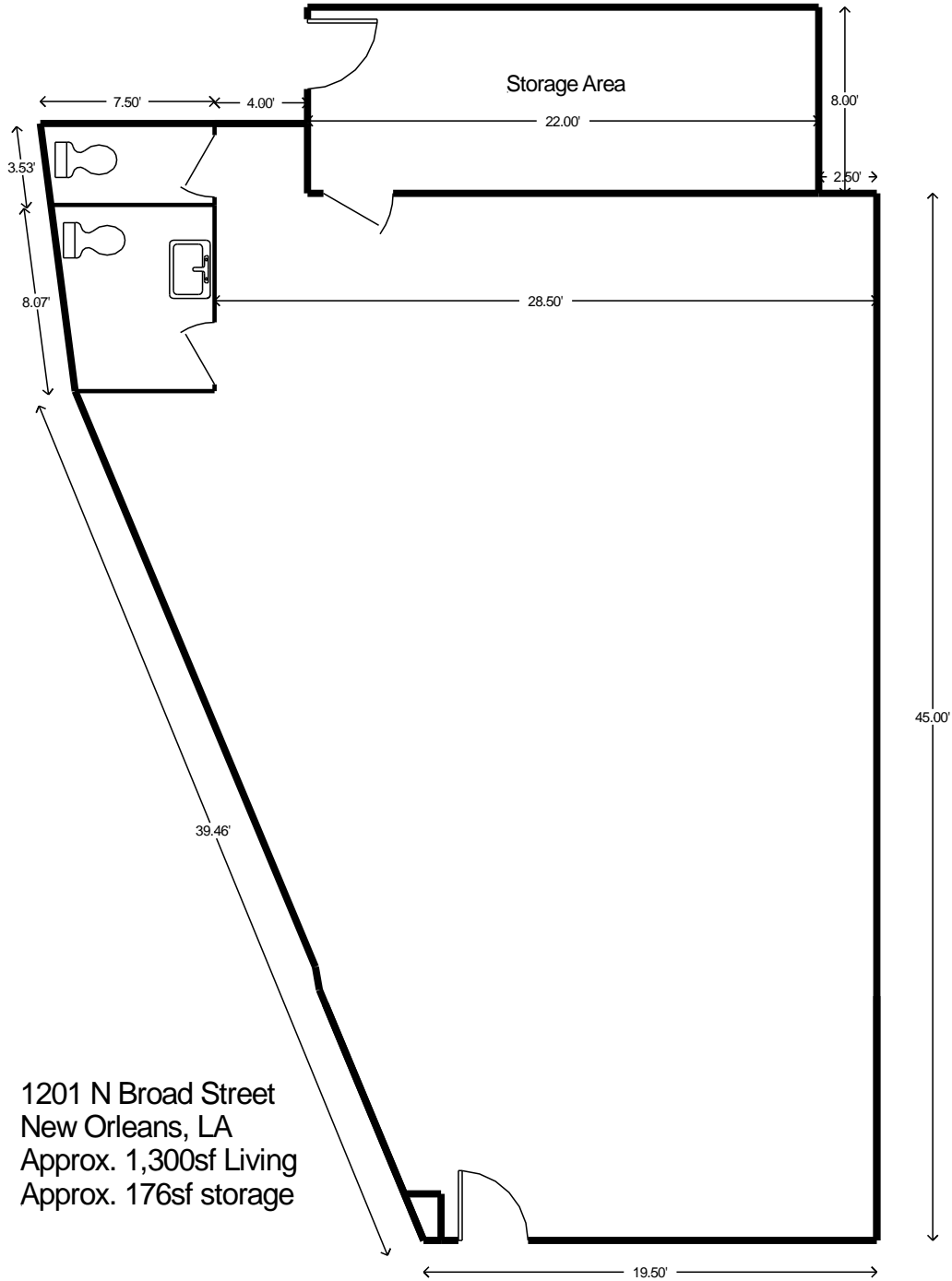
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June 2024

Floor Plan

January 13, 2023



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

Broad Street Entrance



