



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

UNIQUE MAGAZINE STREET OFFICE FOR SALE

**747 Magazine Street, Unit 5
New Orleans, LA 70130**

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UNIQUE MAGAZINE ST OFFICE FOR SALE

747 MAGAZINE STREET, UNIT 5, NEW ORLEANS, LA 70130

CONDO FOR SALE

2,500 SF

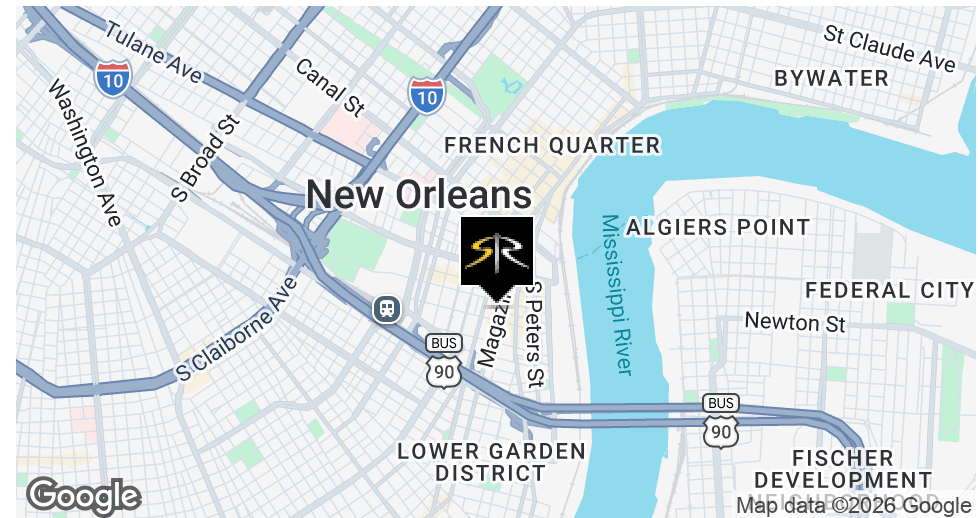


OFFERING SUMMARY

Unit 5 Sale Price:	\$1,100,000
Unit Size:	2,500 SF
Price / SF:	\$440.00
Year Built:	1867
Zoning:	CBD-6
Market:	New Orleans

PROPERTY HIGHLIGHTS

- Unit 5 For Sale (2,500 SF). Distinct Magazine Street presence with pronounced architectural character. Shared Private enclosed Parking



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PROPERTY HIGHLIGHTS

- Unique Magazine Street presence with pronounced architectural character
- Flexible floor plan accommodates multiple tenant configurations
- Shared Private enclosed Parking with Three (3) Reserved Spaces
- High-end interior finishes allow for turnkey occupancy
- High ceilings accentuate interior space and comfort
- Proven location for professional and creative office uses
- Current use as Art Gallery; George Rodrique Foundation of the Arts
- Landmark property with strong curb appeal



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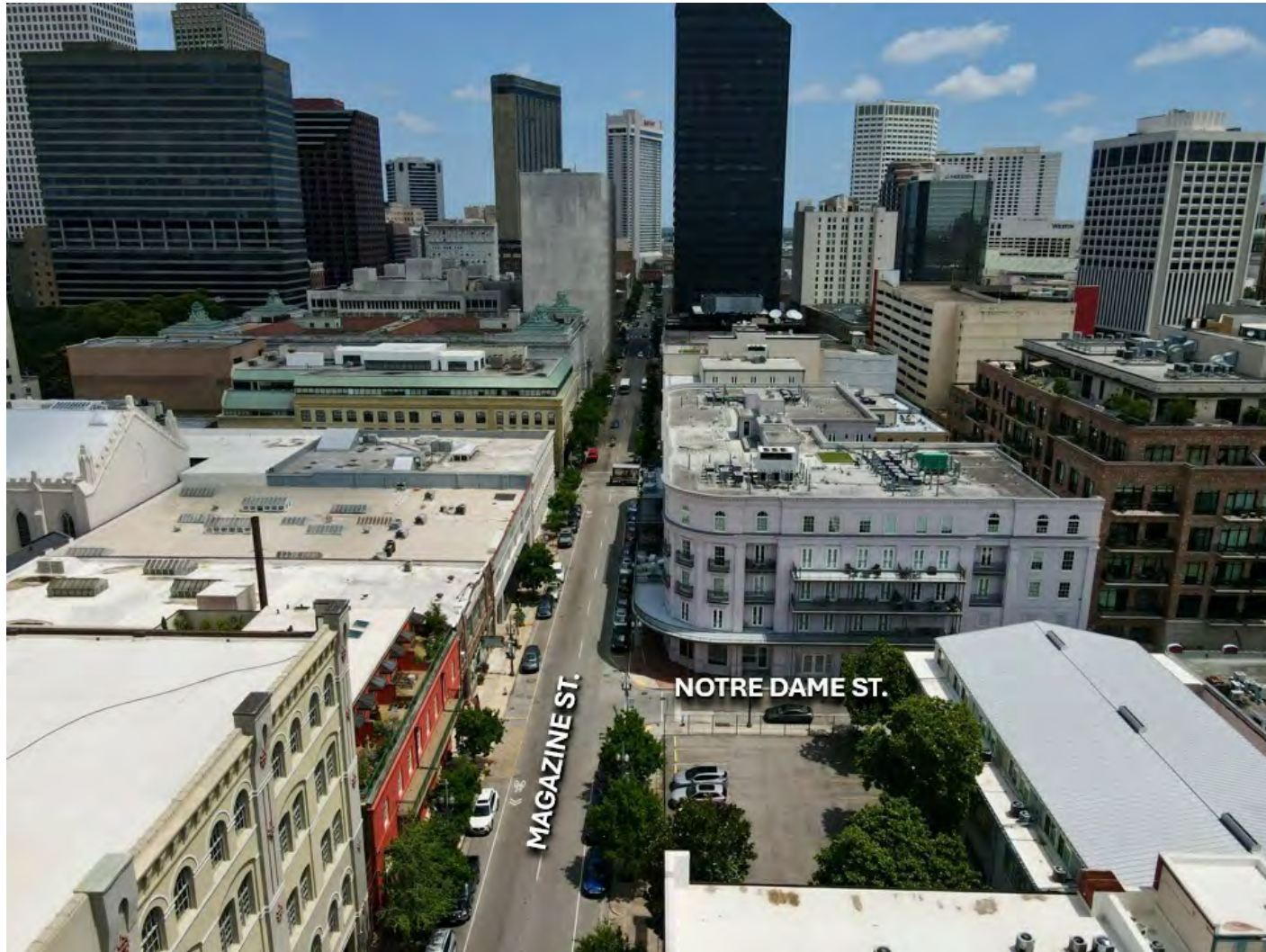
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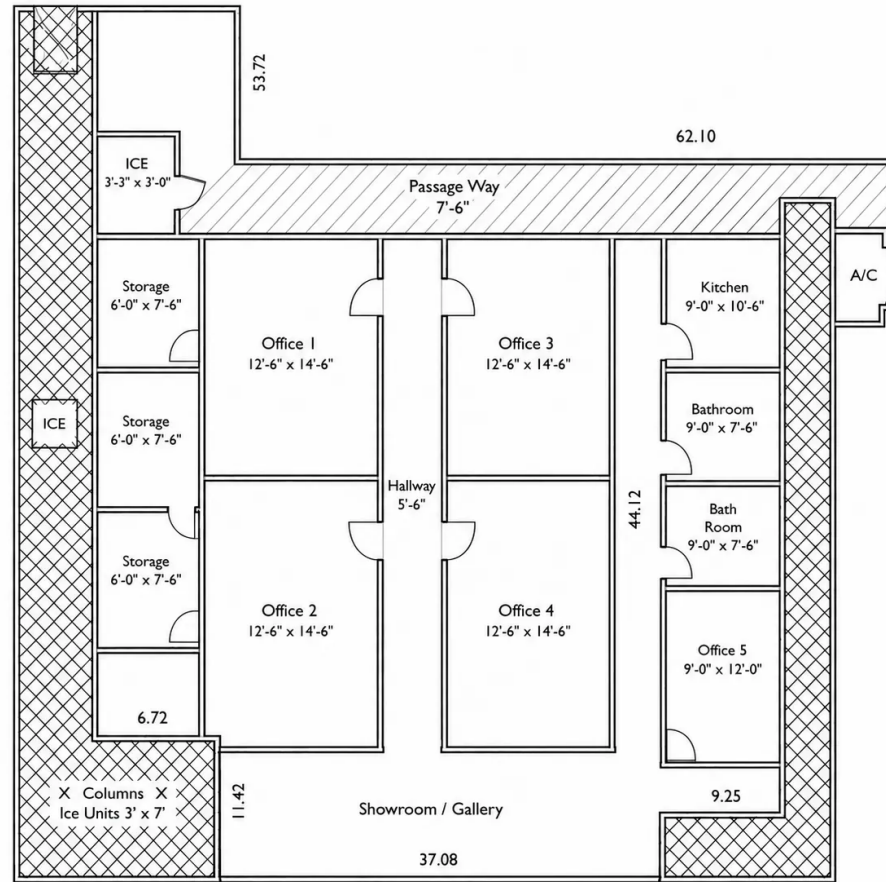
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FLOOR PLAN

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First Floor

Notes

*Square footage to be verified by the client before filing.

10-14-14

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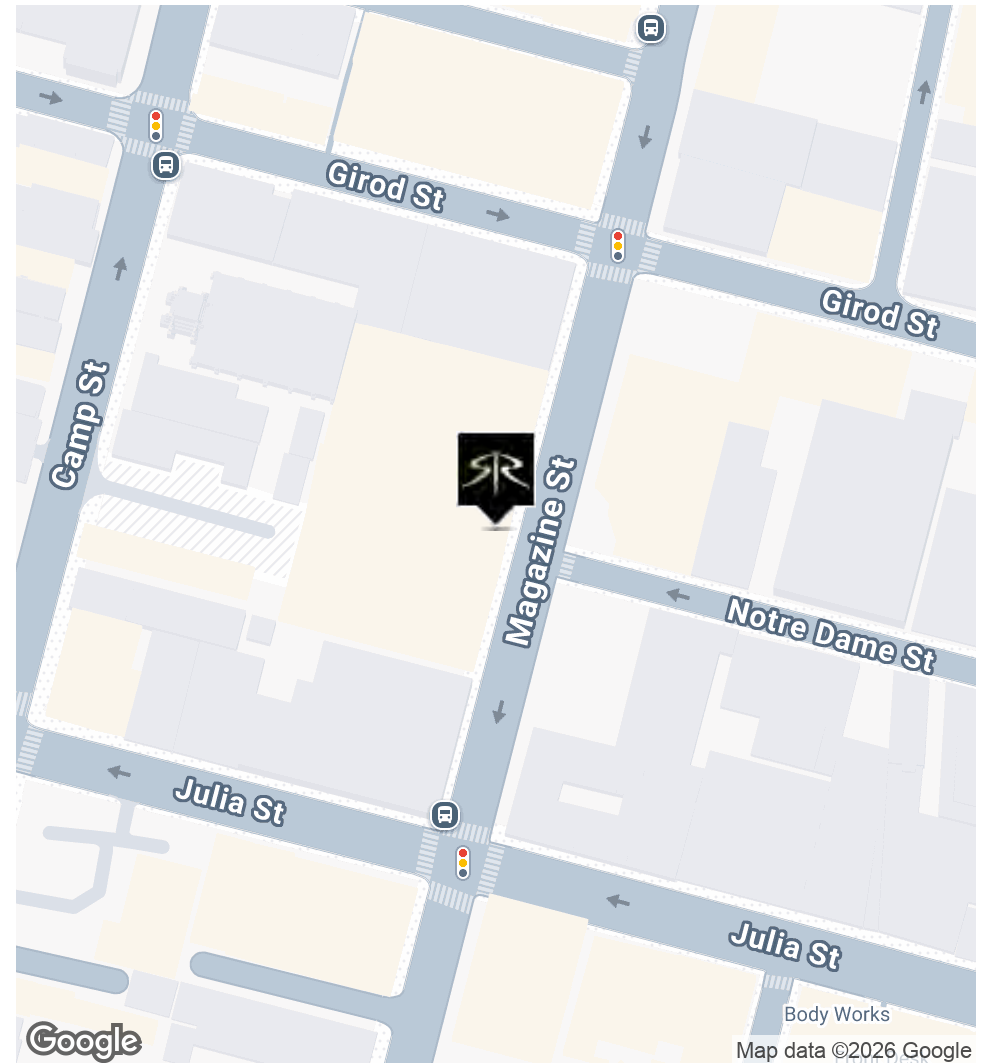
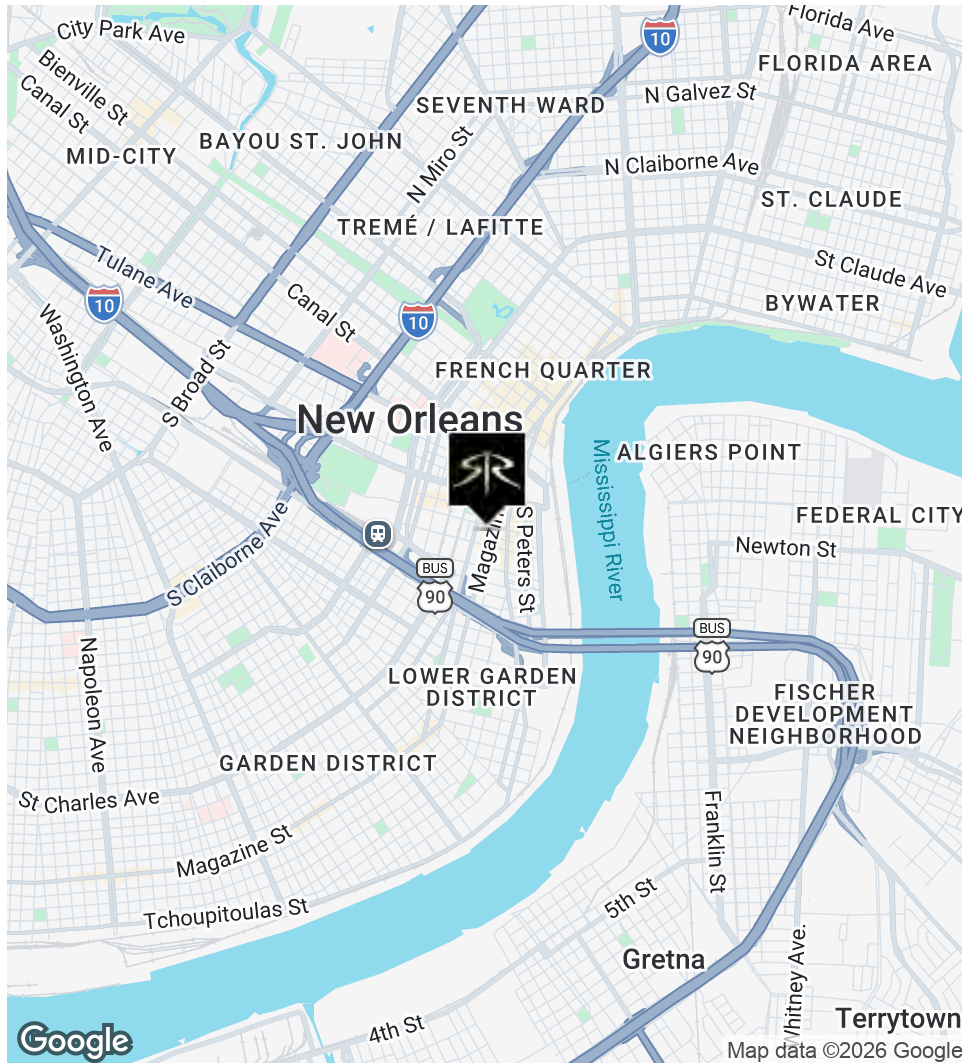
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LOCATION MAPS

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DEMOGRAPHICS

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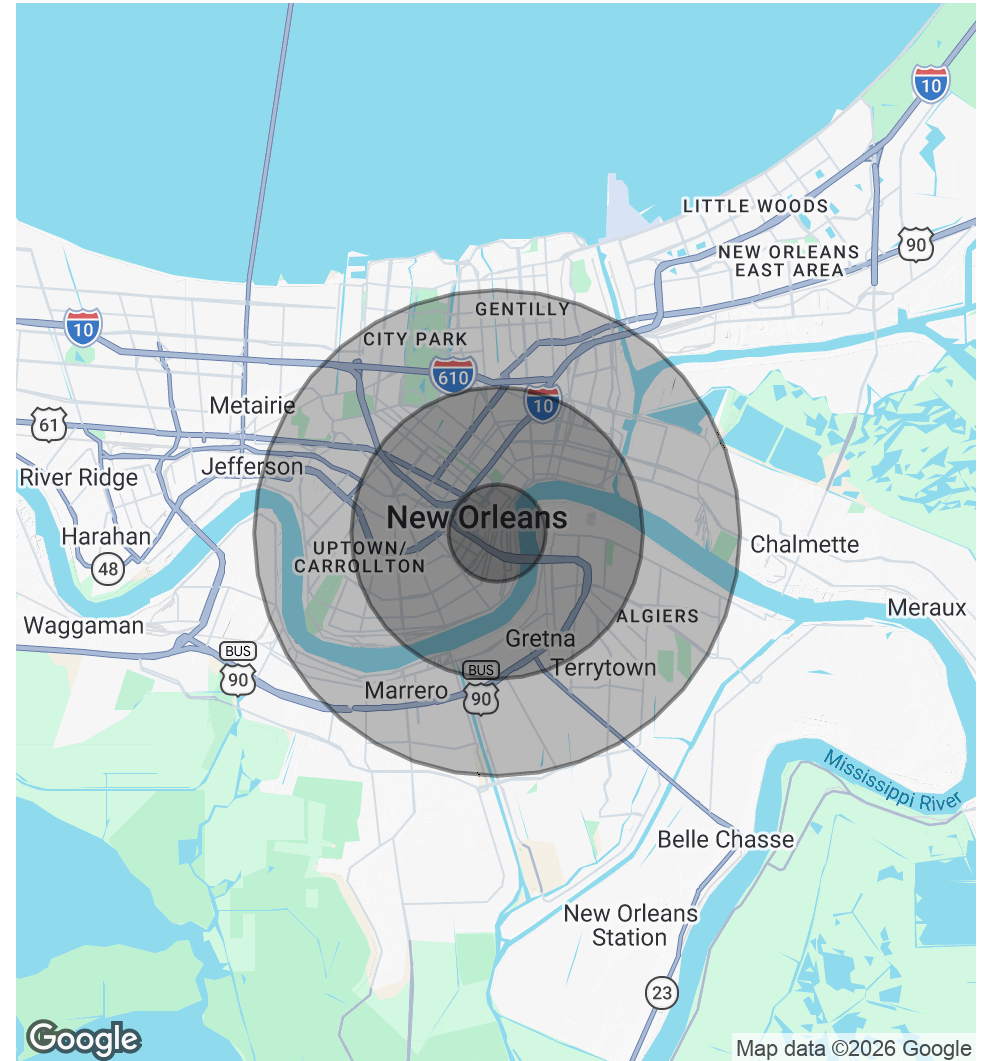
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,591	167,570	351,190
Average Age	43.1	39.5	39.3
Average Age (Male)	43.5	38.7	38.2
Average Age (Female)	44.9	40.3	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,283	75,547	149,734
# Of Persons Per HH	1.8	2.2	2.3
Average HH Income	\$104,468	\$88,535	\$89,102
Average House Value	\$584,307	\$445,812	\$394,114

2023 American Community Survey (ACS)



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