

3005 A MAGAZINE STREET

NEW ORLEANS, LA 70115

\$3,650 | 1012 SQUARE FEET



View Online: <http://www.mysinglepropertywebsites.com/48453>
For Instant Photos: Text 327632 To 415-877-1411

Commercial retail property for lease in excellent, high pedestrian traffic Magazine Street location! Plumbing for two ADA compliant restrooms, office with loft storage space, ADA compliant ramp entrance, high ceilings and architectural base boards, black slate floor. Excellent retail location for boutique, salon, or art gallery. Neighboring businesses include West Elm, Terrance Osborne Gallery, Pippen Lane.



Triple Net. Building is shared by three commercial tenants. Street facing tenant is responsible for 50% of triple net: property tax, & insurance. 50 % of 2021 costs are as follows: \$3525 for property tax and \$2192 for building insurance and \$1410 for flood insurance annually (\$594 monthly). \$3650 Rent + \$594NNN = \$4244/mo



- Two ADA Compliant restrooms
- Accessible ramp entrance
- Office with loft storage
- Three Phase Electric

AGENT INFORMATION

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Turillo Leasing



Disclaimer: All information deemed reliable but not guaranteed.