



# 326 S. BROAD AVENUE



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



# OFFERING OVERVIEW

**Location:** 326 S. Broad Avenue, New Orleans, Louisiana 70119

**Gross Building Area:** 1,675 SF

**Sale Price:** \$368,000.00 | \$220.00 per SF

**General Comments:** Beautifully renovated and well-appointed free standing office building in Mid-City available for sale. The Victorian shotgun house is currently used as an office and Headquarters of Hoffman Media and Louisiana Cookin' Magazine. Property features a large conference room, four large offices (one currently used for storage), a full kitchen, two and half bathrooms, and an open back yard and patio. The building features Eastlake gingerbread, tall ceilings, mantels, and hardwood floors throughout. The electrical systems were recently updated, as was the interior and exterior paint and siding. The property is near the intersection of Broad and Banks, next-door to Marjie's Grill, across the street from the Ruby Slipper Headquarters, and four blocks from Whole Foods. This is a great opportunity for a centrally located office or the building is easily converted to residential or hospitality applications with full kitchen and bathrooms already in place. Contact Gordon McLeod for more information or to schedule a showing.

**Zoning:** HU-MU, Historic Urban Neighborhood Mixed Use



GORDON MCLEOD

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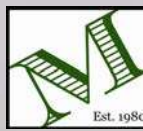




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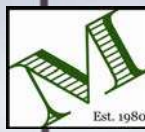




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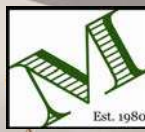
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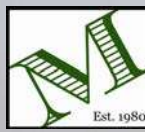
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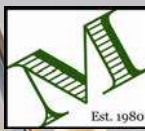




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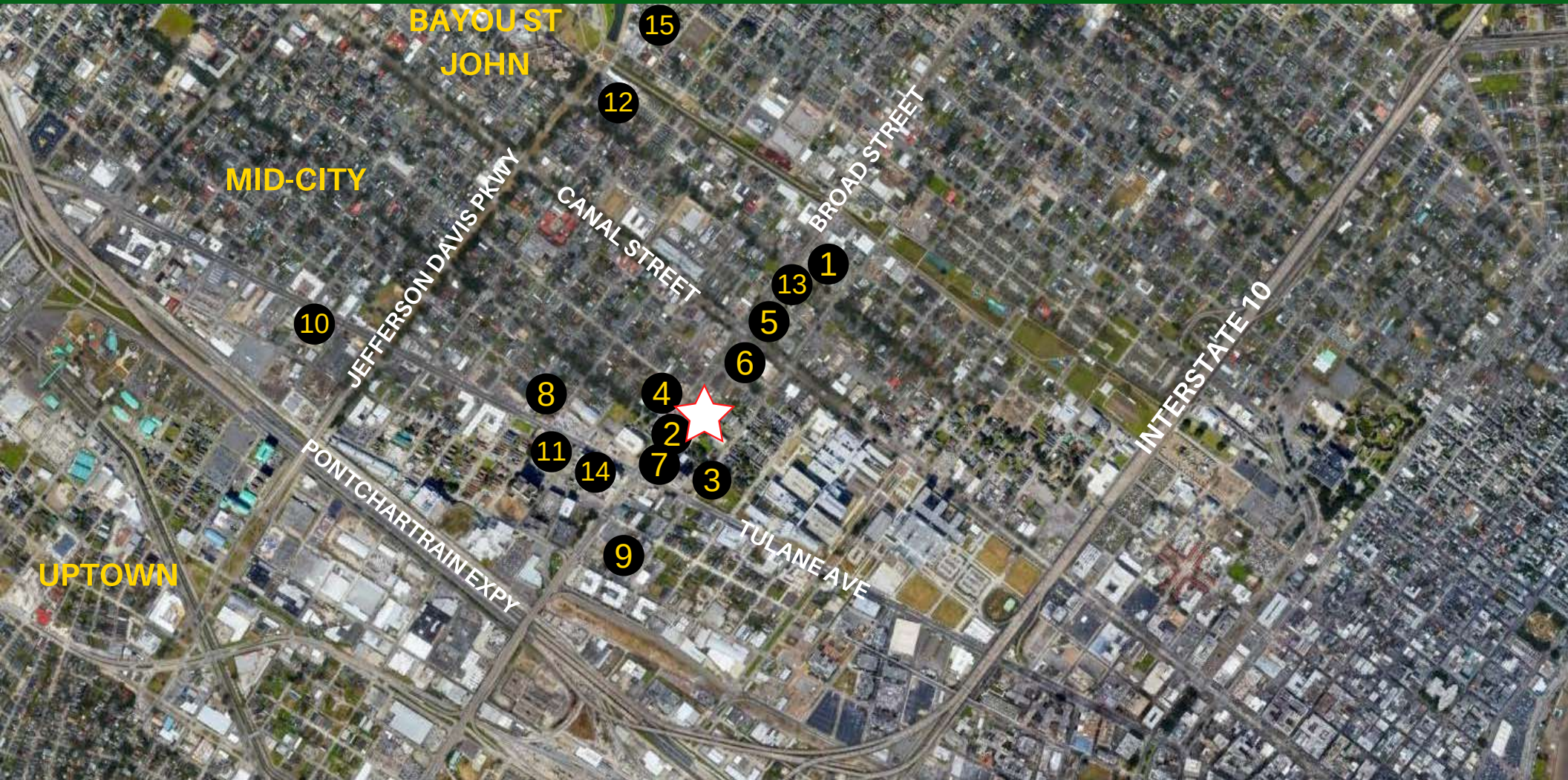


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# POINTS OF INTEREST MAP



- |                |                         |                       |                      |                            |
|----------------|-------------------------|-----------------------|----------------------|----------------------------|
| 1 WHOLE FOODS  | 4 RUBY SLIPPER CAFE     | 7 COFFEE SCIENCE      | 10 THE DRIFTER HOTEL | 13 DOLLAR GENERAL          |
| 2 MARJIE'S     | 5 BIG EASY FRESH MARKET | 8 BIG TASTY           | 11 SIDE BAR NOLA     | 14 NO POLICE DEPT.         |
| 3 FHARMCY NOLA | 6 FAMILY DOLLAR         | 9 FALSTAFF APARTMENTS | 12 BAYOU BEER GARDEN | 15 PARKWAY BAKERY & TAVERN |

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