



RES. & COMM. BLDG. IN IRISH CHANNEL

1027 Ninth Street, New Orleans, LA 70115

MATT EATON, CCIM • PARTNER
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PROPERTY DESCRIPTION

Steps from Magazine Street, 1027 Ninth has one commercial and one residential unit on the first floor and a residential/office unit on the second floor.

The first floor commercial unit (513 SF) is occupied by Hair of the Dog Salon on a month-to-month.

The first floor residential unit includes beautiful exposed brick, stainless steel appliances, and high ceilings.

The second floor is currently a law office, but can easily be converted back into residential. Its features include 4 sets of 12ft. Mahogany doors with transoms, a marble foyer, crystal chandeliers, spectacular double staircase, granite kitchen, 12 ft. ceilings, and more.

Zoning is HU-RD2, however, former B1-A zoning is grandfathered in for first-floor dog groomer.

OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	3,810 SF
Lot Size:	4,203 SF
Zoning:	HU-RD2

MIXED-USE BUILDING FOR SALE

PROPERTY SUMMARY





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ADDITIONAL PHOTOS

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street Gulfport, MS 39501 | <https://southeastcre.com>



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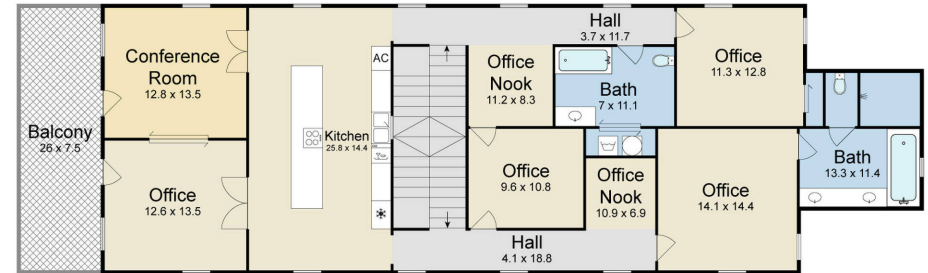
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First Floor



For guidance only

Second Floor



For guidance only

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FLOOR PLAN

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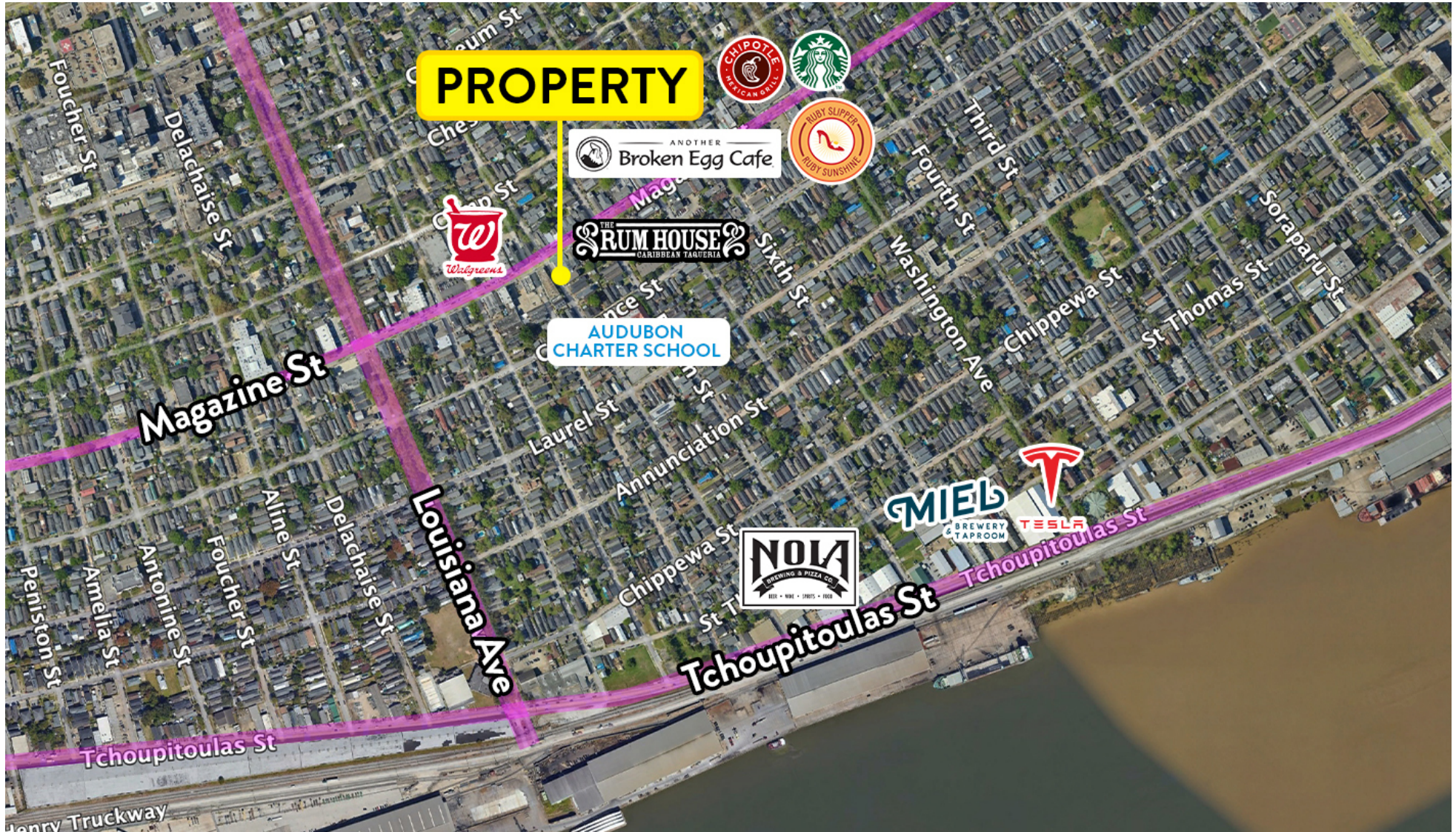
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AERIAL



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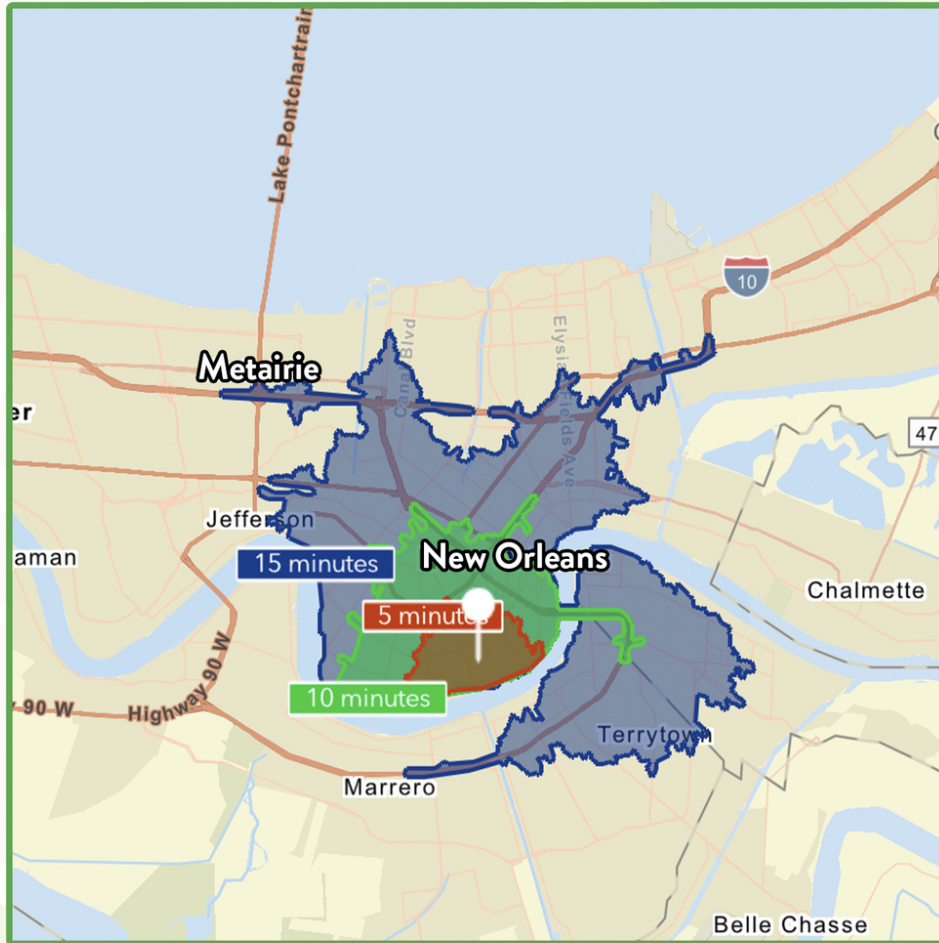


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\$97,076

Average Household Income
within 15 minutes of site.



37.6

Median Age
Within 15 minutes of site.



137,325

Number of housing units
within 15 minutes of site.

2024 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	13,834	42,873	97,861
Average HH Income	\$130,444	\$123,945	\$97,076
2029 Projections	5 Minutes	10 Minutes	15 Minutes
Population	13,760	42,538	98,405
Average HH Income	\$151,939	\$143,844	\$113,363

Travel Time to Site

- 5 Minutes
- 10 Minutes
- 15 Minutes

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AREA DEMOGRAPHICS



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