

**2245 Baronne St**  
New Orleans, LA 70113



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**MLS# 2025018509**



**\$255,000**

**## Exceptional Redevelopment Opportunity in the Heart of New Orleans** Discover a rare and valuable chance to create something truly special in one of New Orleans' most vibrant and sought-after locations. Situated on **\*\*Baronne Street\*\***, this property offers an unparalleled **\*\*redevelopment opportunity\*\*** just a five-minute drive from the city center. **### Prime Location & Accessibility** This property is perfectly positioned three blocks from the historic **\*\*St. Charles Avenue\*\***, providing a direct link to the city's most famous streetcar line and a wealth of cultural landmarks. Commuting is a breeze with quick access to major thoroughfares like I-10, South Claiborne Avenue, and the Pontchartrain Expressway. This ease of access makes the property a perfect fit for a variety of residential or mixed-use projects. Adding to its appeal, this location is within an **\*\*Opportunity Zone\*\***, presenting significant tax benefits and incentives for qualified development projects. We highly recommend consulting with a tax professional to determine the specific advantages for your investment. --- **### Neighborhood & Community** The surrounding area is a lively mix of community resources and popular neighborhood spots. Residents can enjoy proximity to the Dryades YMCA and James M. Singleton Charter School, while a short walk reveals a vibrant culinary



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