

PRIME CBD HISTORIC REDEVELOPMENT OPPORTUNITY

353 Carondelet Street, New Orleans, LA 70130

AVAILABLE FOR PURCHASE

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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353 Carondelet Street

Summary of Salient Facts

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- Address:** 353 Carondelet Street, New Orleans, Louisiana 70130
- Site Area:** 5,133 Square Feet—To Be Confirmed By Purchaser
- Frontages:** 51'3" of frontage along Carondelet Street by 100' on Perdido Street
- Building:** Four-Story Historic Commercial Building Constructed in Mid-1800's
- Total GBA:** 18,548 Square Feet—To Be Confirmed By Purchaser
- Zoning:** CBD-1: Core Central Business District (**Allows Short Term Rentals 365 Days**)
- Comments:** The McEnery Company has been retained as the exclusive marketing agent for 353 Carondelet Street; a four-story historic building that is situated on the corner of Carondelet Street and Perdido Street along the streetcar line in the heart of the Central Business District of New Orleans. This is one of the last remaining historic tax credit renovation opportunities in this thriving downtown market. The inventory of this type of untouched structure that could qualify for HTC in this market is mostly depleted. The potential redevelopment plays include a variety of mixed use applications such as ground floor retail/office with upper floor office/residential use. The favorable CBD-1; Core Central Business District zoning designation allows for short term rental permits to be issued for use year-round. This type of investment play would fit well with the surrounding land uses, as the majority of the upper floors in the adjacent buildings of similar scale are also taking advantage of the exploding short term rental demand. Don't miss out on this rare historic redevelopment opportunity!



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Additional Interior Photos

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Historical Exterior Photos

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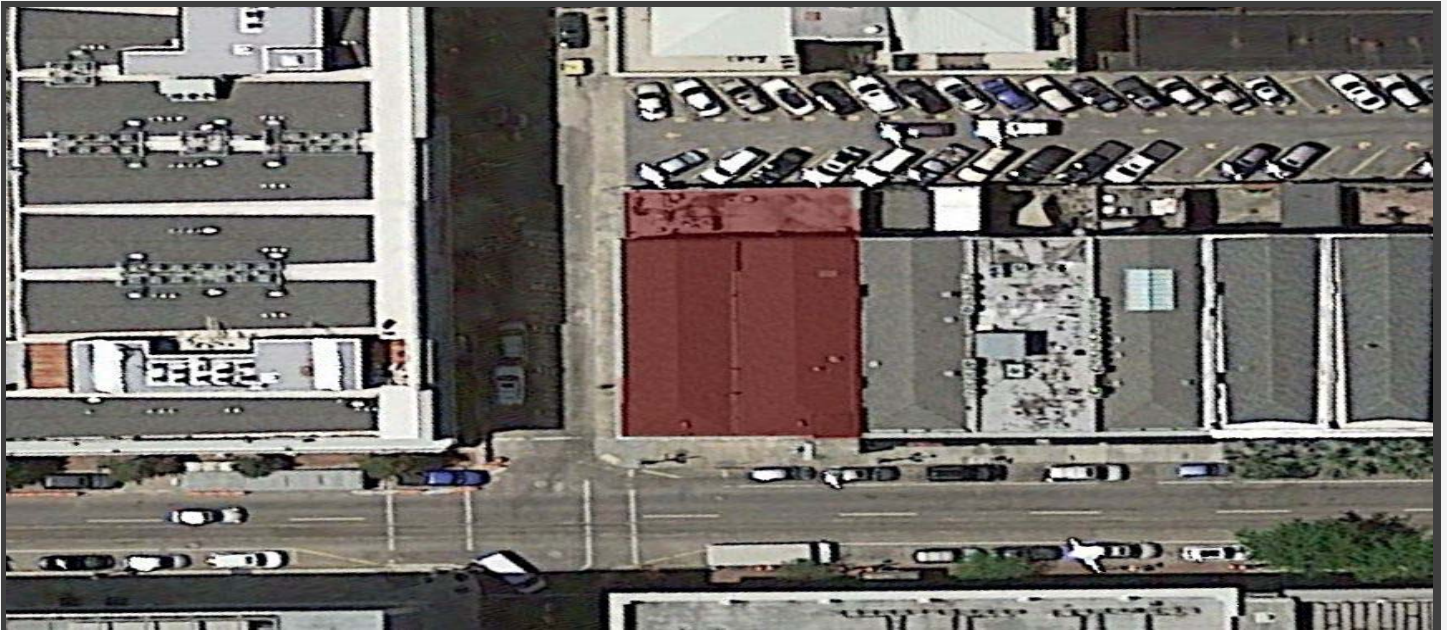
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Aerial & Street Scene

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