

RENOVATION / REDEVELOPMENT OPPORTUNITY - P&J OYSTER
1030 Toulouse Street, New Orleans, LA 70112
FOR LEASE | \$11,000 per month NNN

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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Location, Physical Description & Zoning Summary

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Location:	French Quarter - Toulouse Street between North Rampart Street & Burgundy Street
Address:	1030 Toulouse Street, New Orleans, LA 70112
General Comments:	<p>This historic property has been home to the iconic P & J Oyster Company for over a century. Situated near one of the most heavily trafficked entrances to the French Quarter, this is a prime opportunity for a significant historic renovation and redevelopment play. First floor is currently used for storage, oyster processing and parking, while second floor is in shell condition. The southeastern side of the site includes a driveway to that leads to a rear covered storage area. Property is offered for long term lease for \$11,000 per month on net terms. Also available as a package lease with 600 Rampart & 1039 Toulouse, which is positioned across the street.</p> <p>Please contact agent for more details.</p>
Rentable Area:	3,576 SF - 1st Floor = 2,442 SF / 2nd Floor = 1,134 SF
Site Area:	4,893 square feet
Lot Dimensions:	51'6" frontage along Toulouse Street by depths of 95' and 95'1"
Zoning:	<p>VCC-2, Vieux Carre Commercial District</p> <p>*Grandfathered as Legal Non-Conforming Use for Light Industrial</p>
Future Land Use:	MU-HC, Mixed Use Historic Core
Max Building Height:	50 Feet
Building Ratings:	<p>Front = Green: Of Local Architectural/Historical Significance</p> <p>Rear Storage = Brown: Objectionable or of No Architectural/Historical Significance</p>



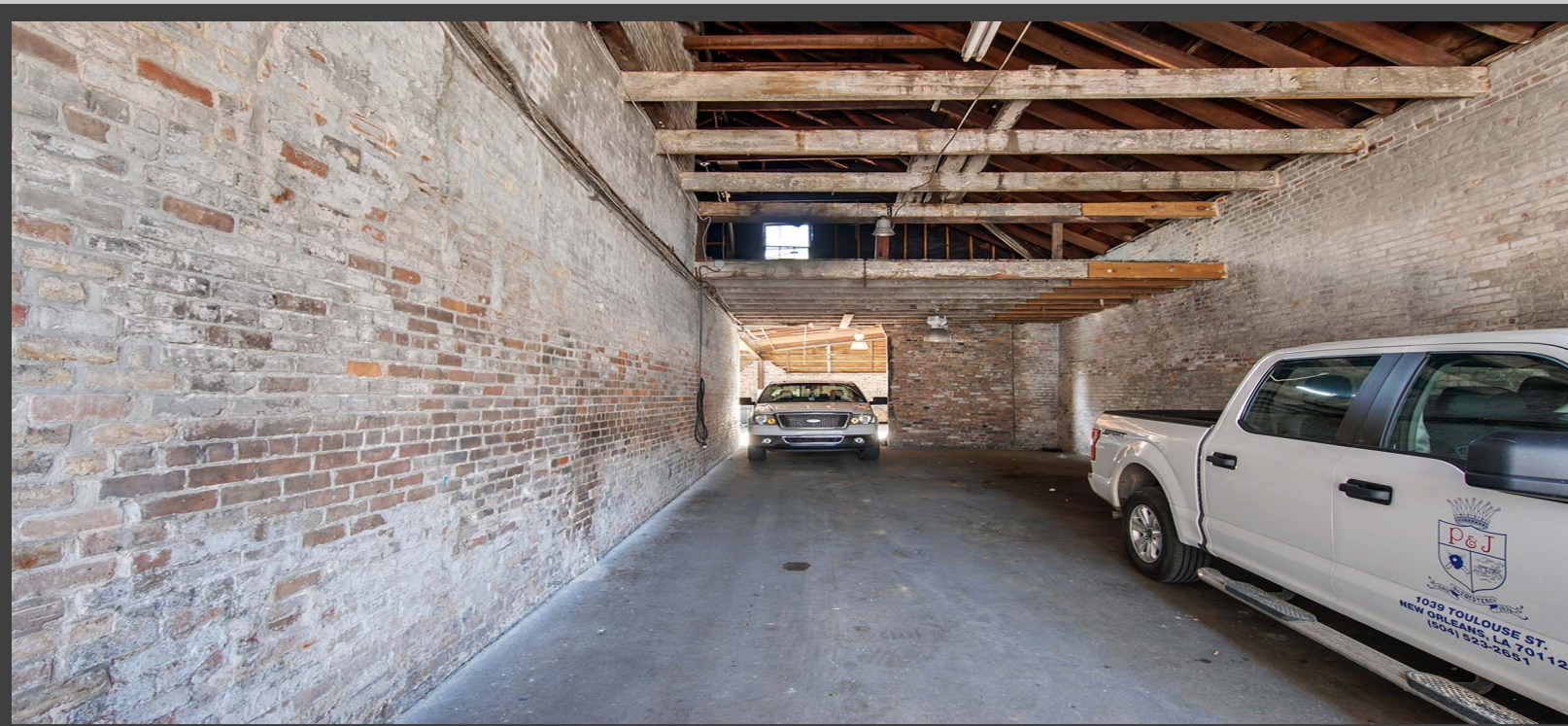
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Additional Views

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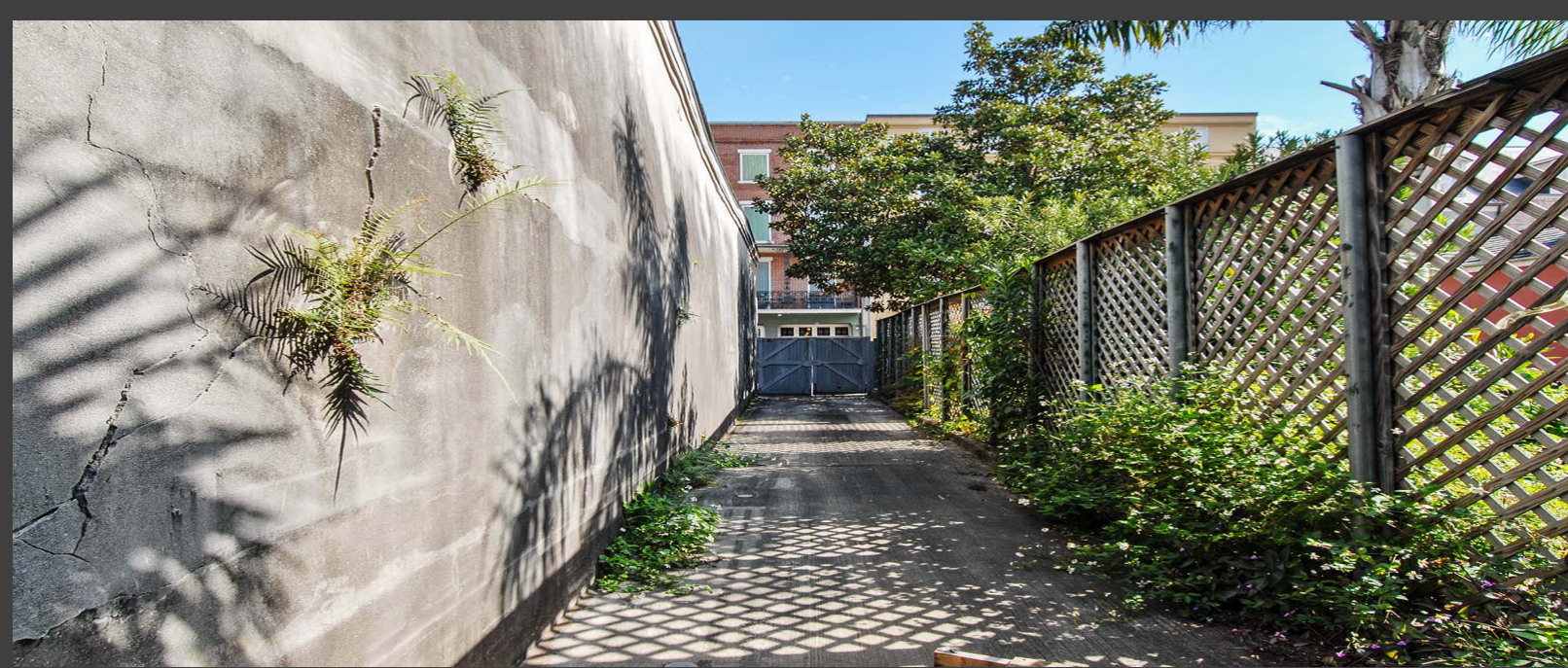
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Street Scene

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Historic Photographs

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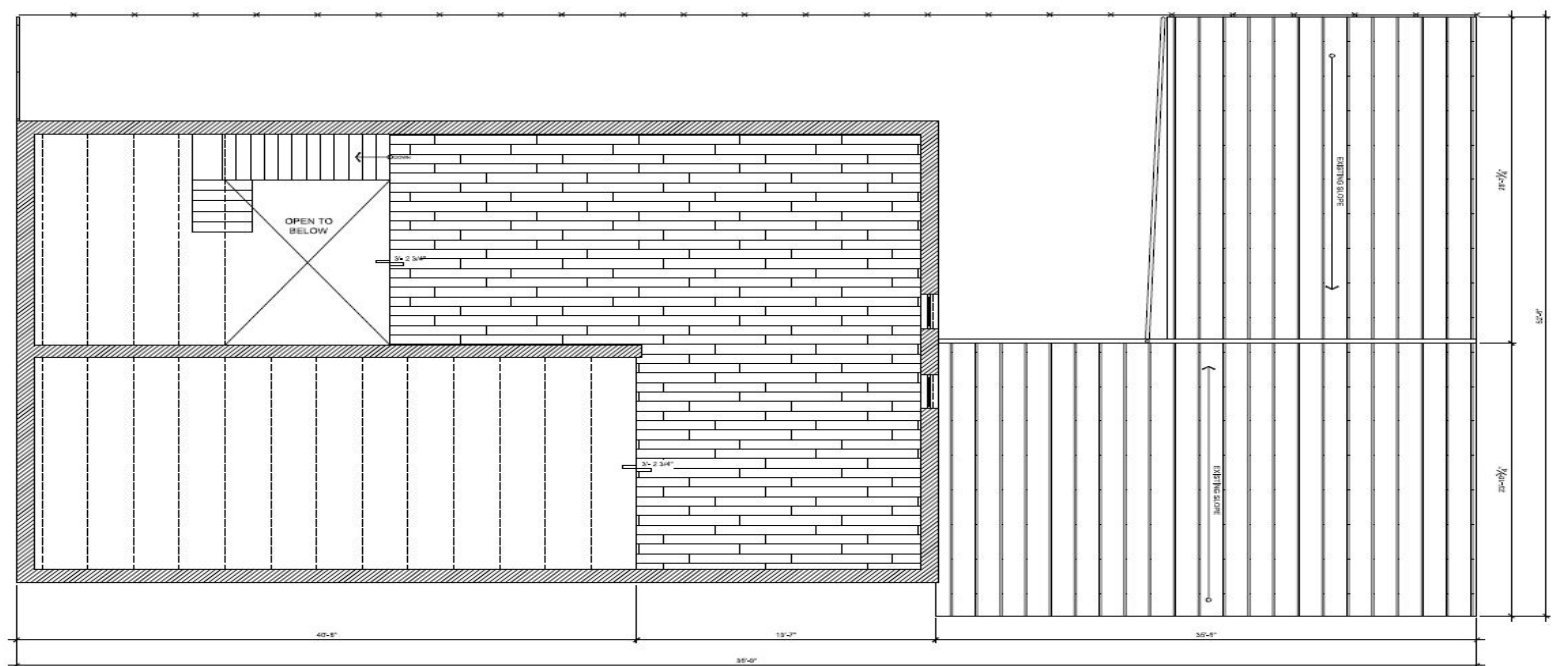
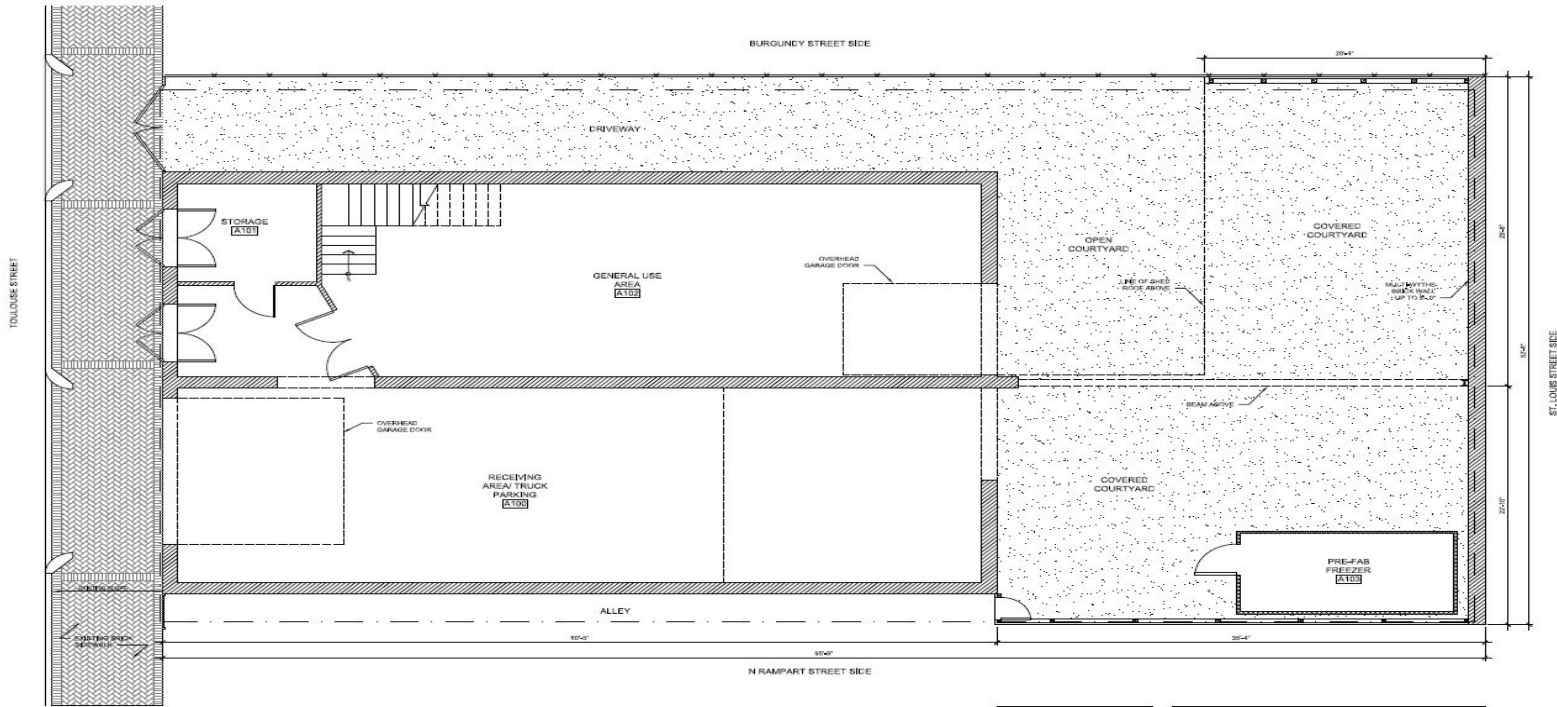
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Floor Plans

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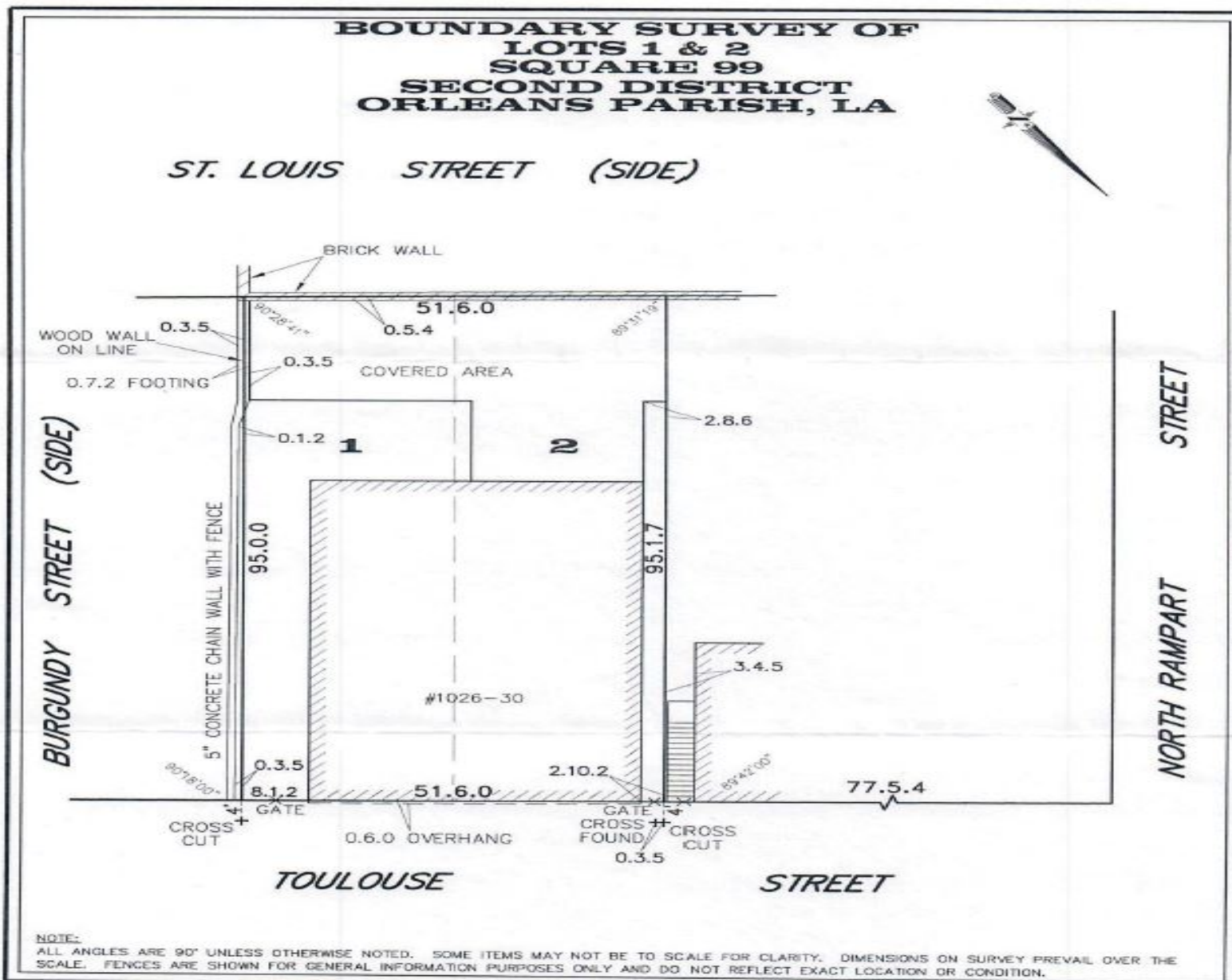


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Survey

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GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY DADING, MARQUES & ASSOCIATES, INC. DATED FEBRUARY 12, 1997

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THE SURVEYOR IS NOT GUARANTEEING OR CONFIRMING THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.



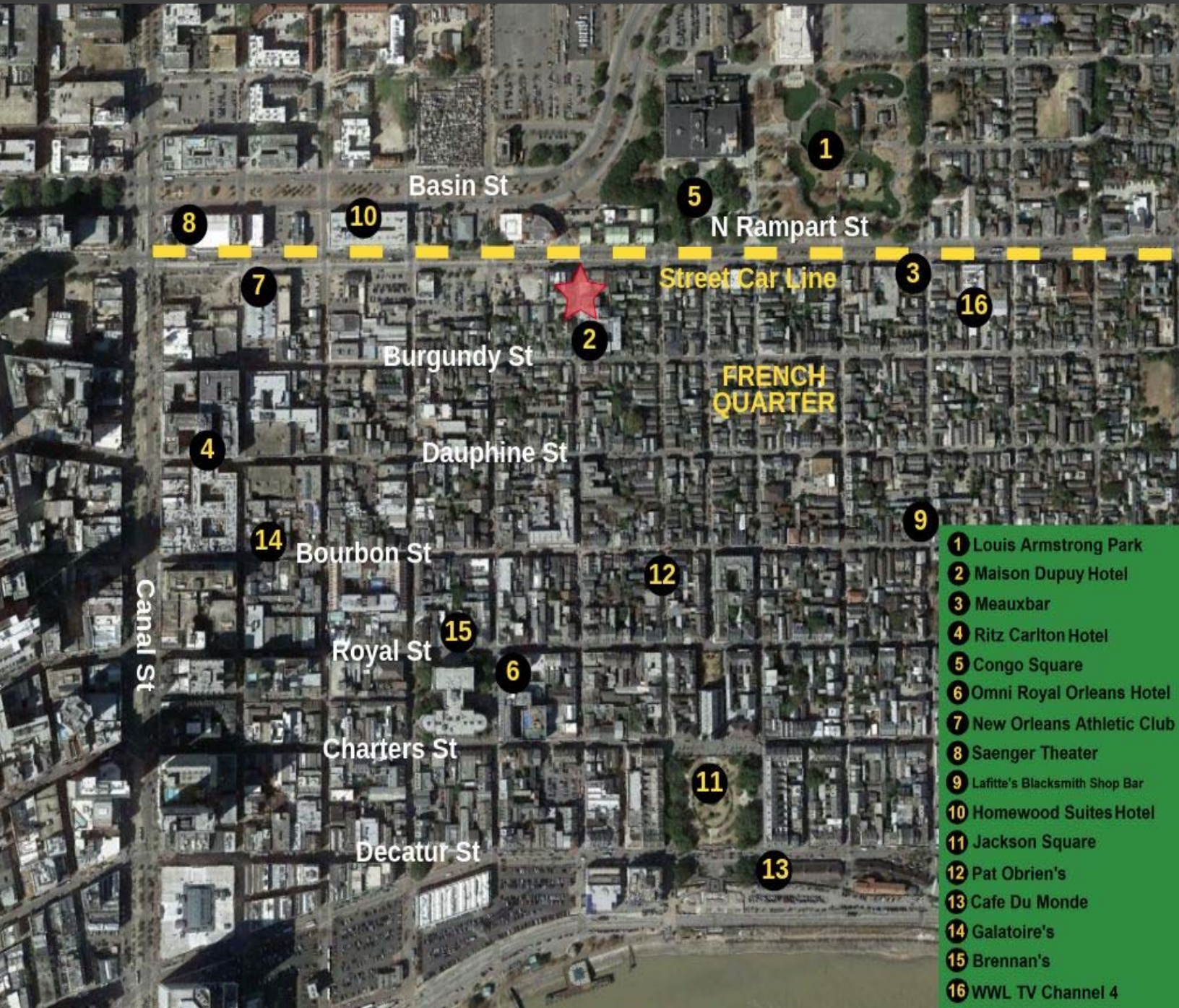
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Points of Interest Aerial Map

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