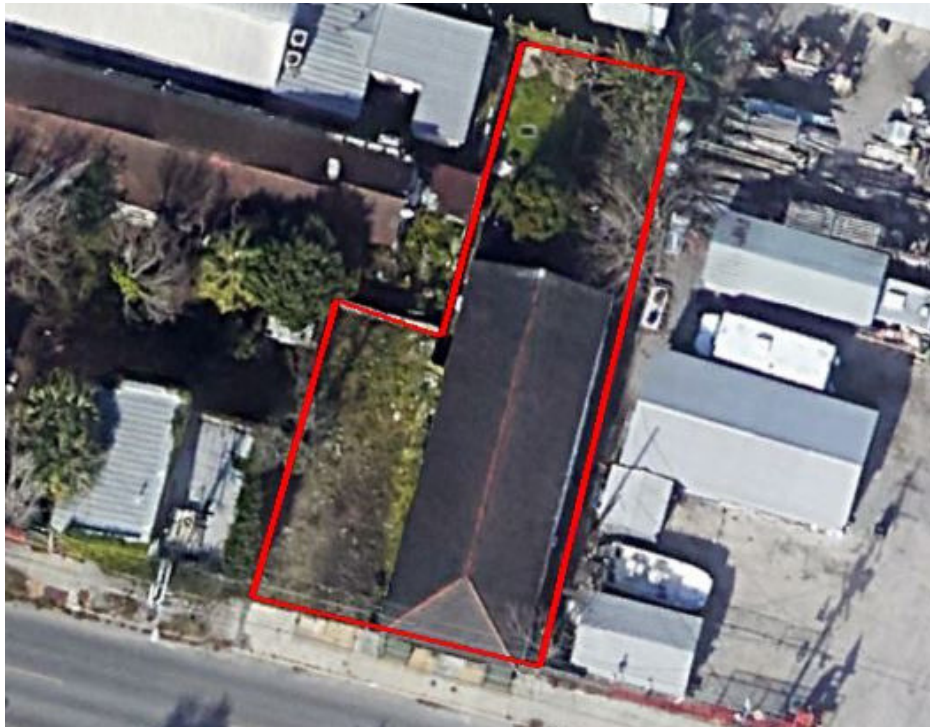




# 3013 & 3015-3017 CHARTRES STREET

## COMMERCIAL DEVELOPMENT OPPORTUNITY



1,500 SF HOME ON 4,453 SF LOT (HM-MU ZONING)

THE  
**MCENERY**  
COMPANY

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



## OFFERING OVERVIEW

# LIST PRICE: \$499,950

**Site Information:** ~ 4,453 Square Feet with 55' fronting on Chartres Street.

**Zoning:** HM-MU (Historic Marigny/Treme/Bywater Mixed-Use District). Zoning allows for short term rental, retail goods establishment, micro-brewery, micro-distillery, multi-family, restaurant, educational uses, medical clinic, catering kitchen, arts studio, public market, and many more!

**Building Information:** The site is improved with a +/- 1,500 square foot double in need of a complete renovation. Likely eligible for historic tax credits. Has significant potential to be repurposed to a commercial use utilizing the vacant lot and deep back yard as patio/courtyard space. Would make for excellent micro-brewery or restaurant.

S. PARKERSON MCENERY

D:504.274.2664

C 504.236.9542

EMAIL: PARKE@MCENERYCO.COM



SCOTT D. WESTON

D:504.274.2671

C 504.236.9542

EMAIL: SCOTT@MCENERYCO.COM







# PROPERTY PHOTOS



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## POINTS OF INTEREST MAP



- |                      |                   |               |                        |                         |
|----------------------|-------------------|---------------|------------------------|-------------------------|
| 1 DR. BOB'S FOLK ART | 4 CRESCENT PARK   | 7 ELIZABETH'S | 10 SATSUMA             | 13 HOTEL PETER AND PAUL |
| 2 NOCCA              | 5 COUNTRY CLUB    | 8 THE JOINT   | 11 ST. ROCH MARKET     | 14 N7                   |
| 3 RICE MILL LOFTS    | 6 PIZZA DELICIOUS | 9 BACHANAL    | 12 MARIGNY OPERA HOUSE | 15 BYWATER BAKERY       |

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