



MAGAZINE & FIRST STREET

THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Location: 2365 Magazine Street/1105 First Street, New Orleans, Louisiana 70130

Lot Dimensions: 52' along Magazine Street x 95' along First Street **Total Area:** 4,940 SF

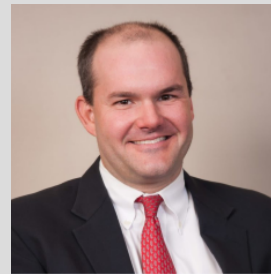
Sale Price: \$1,525,000 | \$306.16 per SF

General Comments: Two, Two-Story Victorian Mixed-Use buildings, anchored by the Defend New Orleans retail headquarters, along World Famous Magazine Street at the corner of First Street in the historic Garden District available for sale. There is ample room for off-street parking at the rear of the building off First Street. The two buildings are conjoined on the interior and feature 4,981 of GBA, with the approximately 1,464 SF retail space, an approximately 780 SF ground-floor apartment and a huge 2,244 SF 4 bed/2.5 bath apartment that expands across the entire 2nd floor of the building, offering amazing views of Magazine Street that can be enjoyed from one of the two balconies. Additional features of the second-story apartment include original hardwood floors, mantels, 12 ft ceilings, full length French doors, modern Chef's kitchen, dining room, and a 600 SF grand living room. CONTACT AGENT FOR EXISTING LEASE DETAILS.

Zoning: HU-RD2, Historic Urban 2-Family Residential District. The property enjoys a legal nonconforming use for the retail unit.



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POINTS OF INTEREST MAP



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|-------------------|---------------|----------------------|--------------------------|----------------------|
| 1 TRACEY'S BAR | 4 BREAUX MART | 7 COMMANDER'S PALACE | 10 MOLLY'S RISE & SHINE | 13 THE SAINT |
| 2 DISTRICT DONUTS | 5 COQUETTE | 8 THE RINK | 11 PJ'S COFFEE | 14 TURKEY & THE WOLF |
| 3 STEIN'S DELI | 6 STARBUCKS | 9 FRENCH TRUCK | 12 JUAN'S FLYING BURRITO | 15 PARASOLS |

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