



# 3435 CARONDELET | FOR SALE



THE  
**MCENERY**  
COMPANY

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



# THE OVERVIEW

**Address:** 3435 Carondelet, New Orleans, LA 70115

**Property Overview:** Offered for sale is the rare opportunity to operate "as is" or update a 6-unit apartment building located along tree-lined Carondelet Street one block off of St. Charles Avenue! The property is located in immediate proximity to the street car line, Superior Grill, Martin's Wine Cellar, Atkins Stern Tennis Center, the Columns Hotel, Fresh Market, and much more!

Upper 2 units are 1x 2BR/1BA & 1x 1BR/1BA while lower units are more akin to studio units. Courtyard area in rear. Renovate to single family/double or maximize cash flow by maintaining 6 units!

Please contact Scott Weston at 318-218-4860 for inquiries and showing requests. There are several tenants still in place but building is in the process of being emptied.

**Size:** 3,431 SF

**Price:** \$499,000.00 | \$145.44 SF

**Zoning:** HU-RD2 (LEGAL NON CONFORMING)



SCOTT WESTON

D: 504.274.2671

C: 318.218.4860

EMAIL: [SCOTT@MCENERYCO.COM](mailto:SCOTT@MCENERYCO.COM)

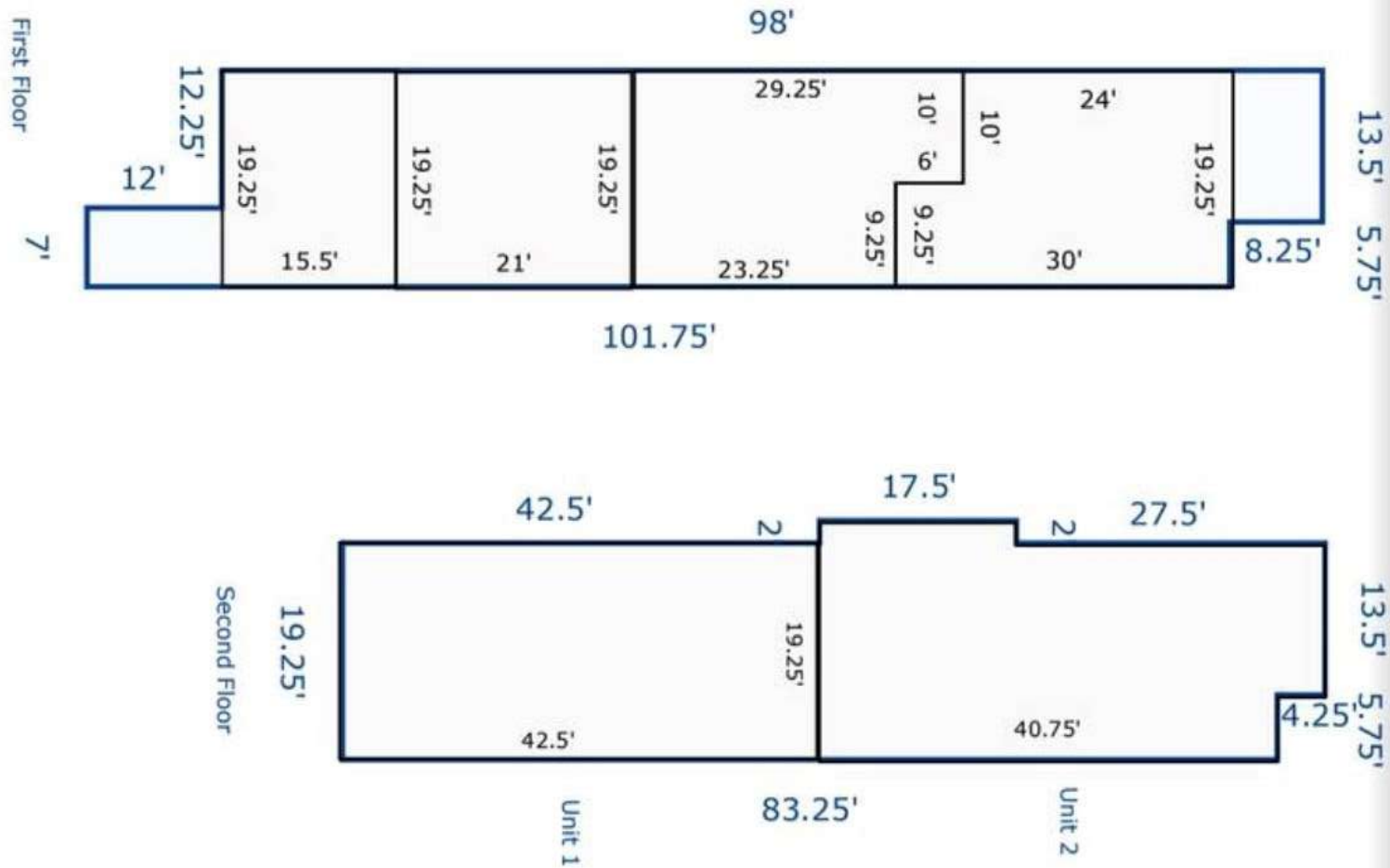


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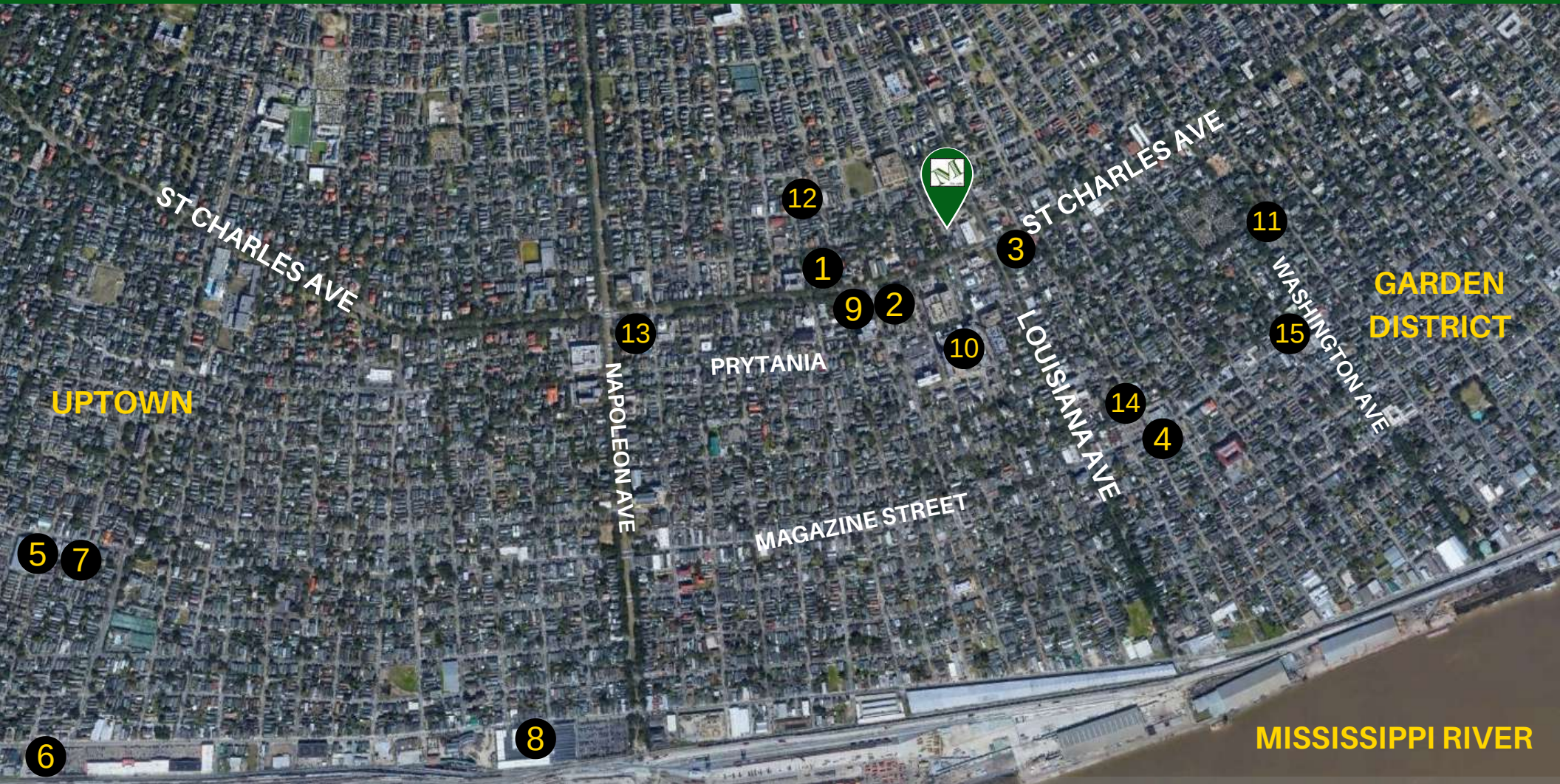
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# FLOORPLAN



# POINTS OF INTEREST MAP



- |                            |                      |                         |                                |                            |
|----------------------------|----------------------|-------------------------|--------------------------------|----------------------------|
| <b>1</b> THE COLUMNS HOTEL | <b>4</b> THE BULLDOG | <b>7</b> WALGREENS      | <b>10</b> TOURO HOSPITAL       | <b>13</b> SUPERIOR SEAFOOD |
| <b>2</b> SUPERIOR GRILL    | <b>5</b> WHOLE FOODS | <b>8</b> ROUSES MARKET  | <b>11</b> COMMANDER'S PALACE   | <b>14</b> BREAUX MART      |
| <b>3</b> THE FRESH MARKET  | <b>6</b> WINN DIXIE  | <b>9</b> THE DELACHAISE | <b>12</b> MARTIN'S WINE CELLAR | <b>15</b> STARBUCKS        |

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