

RENOVATED NEW ORLEANS CBD INVESTMENT PROPERTY
337 Baronne Street, New Orleans, LA 70112 - Coveted CBD-1 Zoning
FOR SALE | Price Not Disclosed 3 story, ~ 6,600 SF Historic Building



**TALBOT REALTY GROUP
& THE MCENERY COMPANY**

TALBOT
REALTY GROUP

The McEnery Company | Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112

Talbot Realty Group | Office: 504.525.9763 | 747 Magazine Street, Suite 7, New Orleans, LA 70130

S. Parkerson McEnery
504.274.2664 direct
parke@mceneryco.com

Robert E. Talbot, CCIM
504.525.9763 office
btalbot@talbot-realty.com

337 Baronne Street

Location, Physical Description & Net Income



Address:	337 Baronne Street, New Orleans, Louisiana 70112
Gross Building Area	~6,600 square feet + roof top deck - additional room for new units on two roof systems.
Floor Plan:	Ground Floor: Two (2) commercial suites - retail store and rear office / storage 2nd Floor: Two (2) bedroom / 2 full bathroom apartment fully furnished 3rd Floor: Two (2) bedroom / 2 full bathroom apartment fully furnished (Building plans available upon request)
Total Site Area:	~ 2,975 square foot lot <u>Exact site size to be determined by survey to be commissioned by Purchaser.</u>
Zoning:	CBD-1, Central Business District
NET INCOME:	Pro Forma NOI of \$164,792 per annum (all financial detail released with signed NDA)
Comments:	337 Baronne Street was renovated in 2001, and is a stabilized high revenue investment property located in the heart of the thriving New Orleans CBD. The ground floor spaces are leased to City Looks (salon) and the Catahoula Hotel (for overflow and office / storage use). The upper floor apartments are nicely appointed with beautiful hardwood floors and finished / stained bead board ceilings. Each upper floor apartment enjoys full wall width windows overlooking Baronne Street. The units are operated as permitted short-term rentals with measurable and substantive revenue performance. <u>All furnishings, supplies and décor in STR units included!</u> Excellent block with newly renovated hotels and vibrant commercial and residential occupancy!



TALBOT REALTY GROUP
& THE MCENERY COMPANY

TALBOT
REALTY GROUP

337 Baronne Street

Interior Photos



TALBOT REALTY GROUP
& THE MCENERY COMPANY

TALBOT
REALTY GROUP

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

337 Baronne Street
Interior Photos



TALBOT REALTY GROUP
& THE MCENERY COMPANY

TALBOT
REALTY GROUP

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

337 Baronne Street

Interior Photos



TALBOT REALTY GROUP
& THE MCENERY COMPANY

TALBOT
REALTY GROUP

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana