

HISTORIC UPTOWN COMMERCIAL BUILDING WITH PARKING
6028 Magazine Street, New Orleans, Louisiana 70118
FOR SALE | \$1,495,000

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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

S. Parkerson McEnery

504.274.2664 direct

parke@mceneryco.com



Pat Browne III

504.274-2667 direct

pat@mceneryco.com



FOR SALE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Price, Location, Physical Description & Zoning Summary

www.mceneryco.com



Price:	\$1,495,000
Terms:	Cash to Seller
Location:	Heart of Uptown w/ Frontage on Magazine Street between State and Webster
Address:	6028 Magazine Street, New Orleans, LA 70118
General Comments:	This classic two-story historic building includes an interior passenger elevator, two interior stairwells, high ceilings, hardwood floors, crown moldings and a variety of interior layout options. The site offers the rare amenity of ample off-street parking accommodations with a keypad-access gated entrance. Also offered for lease — contact agent for more details.
Gross Building Area:	+/- 3,854 square feet plus two front porches and balconies
Site Area:	7,105 square feet
Lot Dimensions:	47'9" frontage along Magazine with rear depth of 50'3" by equal depths of 145'
Parking:	Six (6) off-street parking spaces in securely gated rear lot
Zoning:	HU-B1, Historic Urban Neighborhood Business District
Permitted Uses:	Professional Office / Medical Office / Dental Office Restaurant; Standard, Specialty, Carry-out Health Club Retail Goods Establishment



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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

FOR SALE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Interior Building Views

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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

FOR SALE- UPTOWN COMMERCIAL BUILDING WITH PARKING

Site and Exterior Building Views

www.mceneryco.com



THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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

FOR SALE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Additional Exterior Views

www.mceneryco.com



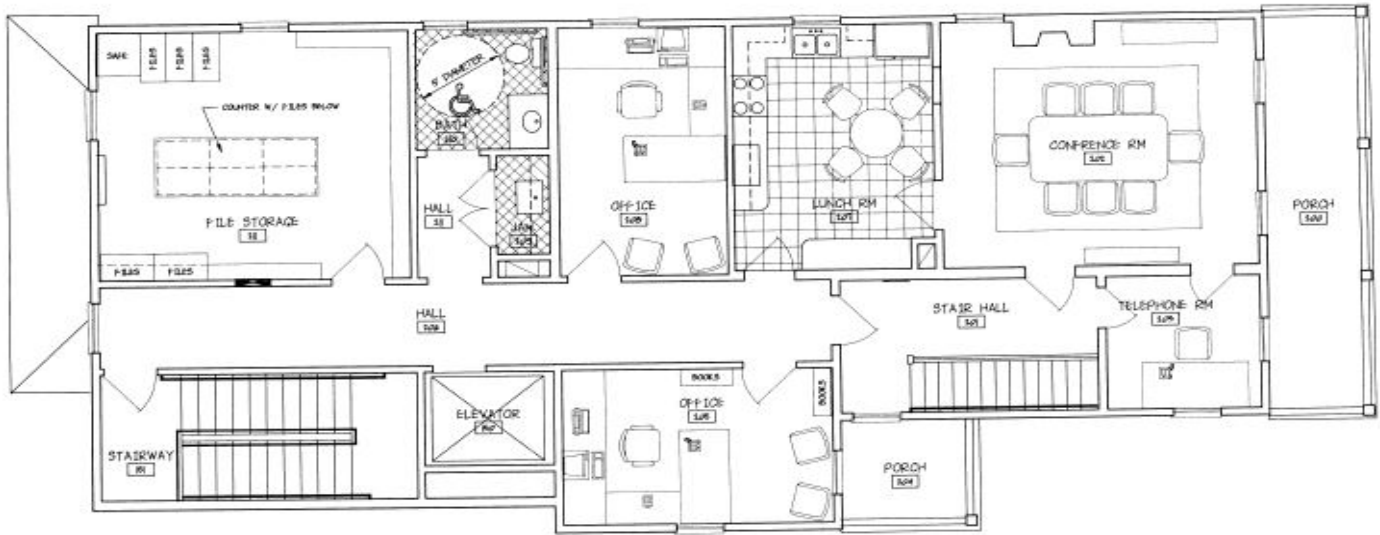
THE McENERY COMPANY
Commercial Realty Brokerage & Asset Management Services

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

FOR SALE - UPTOWN COMMERCIAL BUILDING WITH PARKING

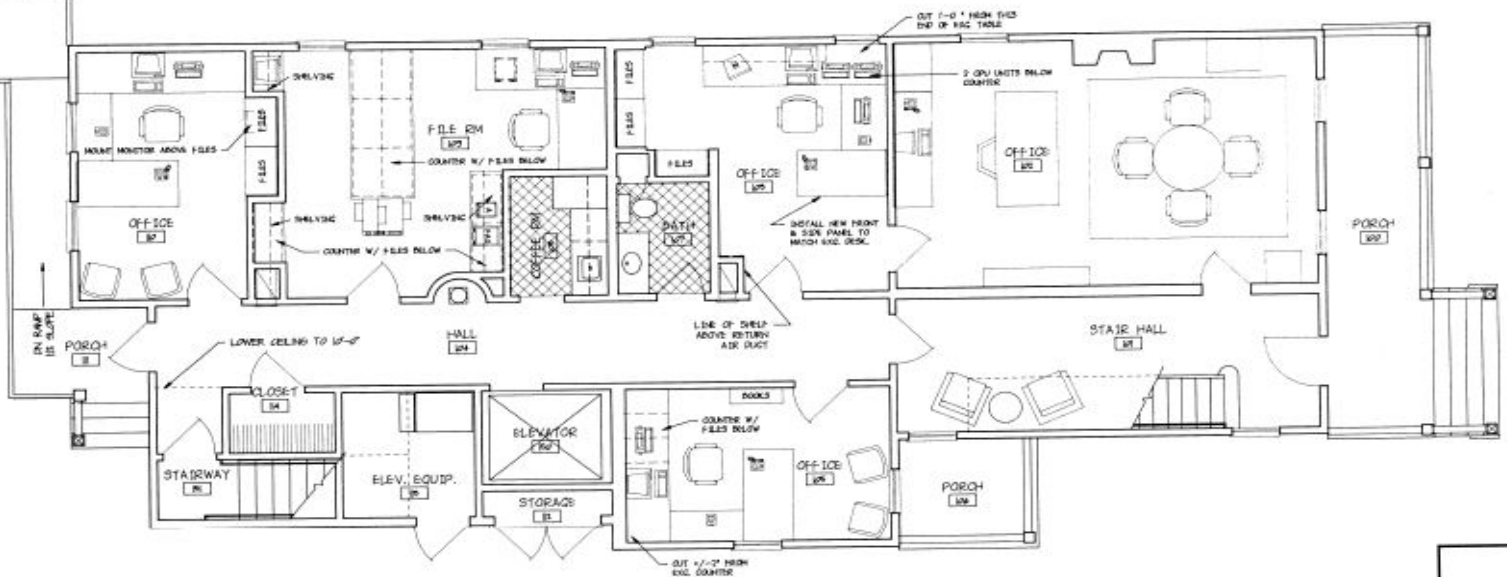
Floor Plans

www.mceneryco.com



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

These plans and specifications were prepared by me or under my direct supervision and to the best of my knowledge and belief they comply with all city requirements, and I am not responsible for the same.



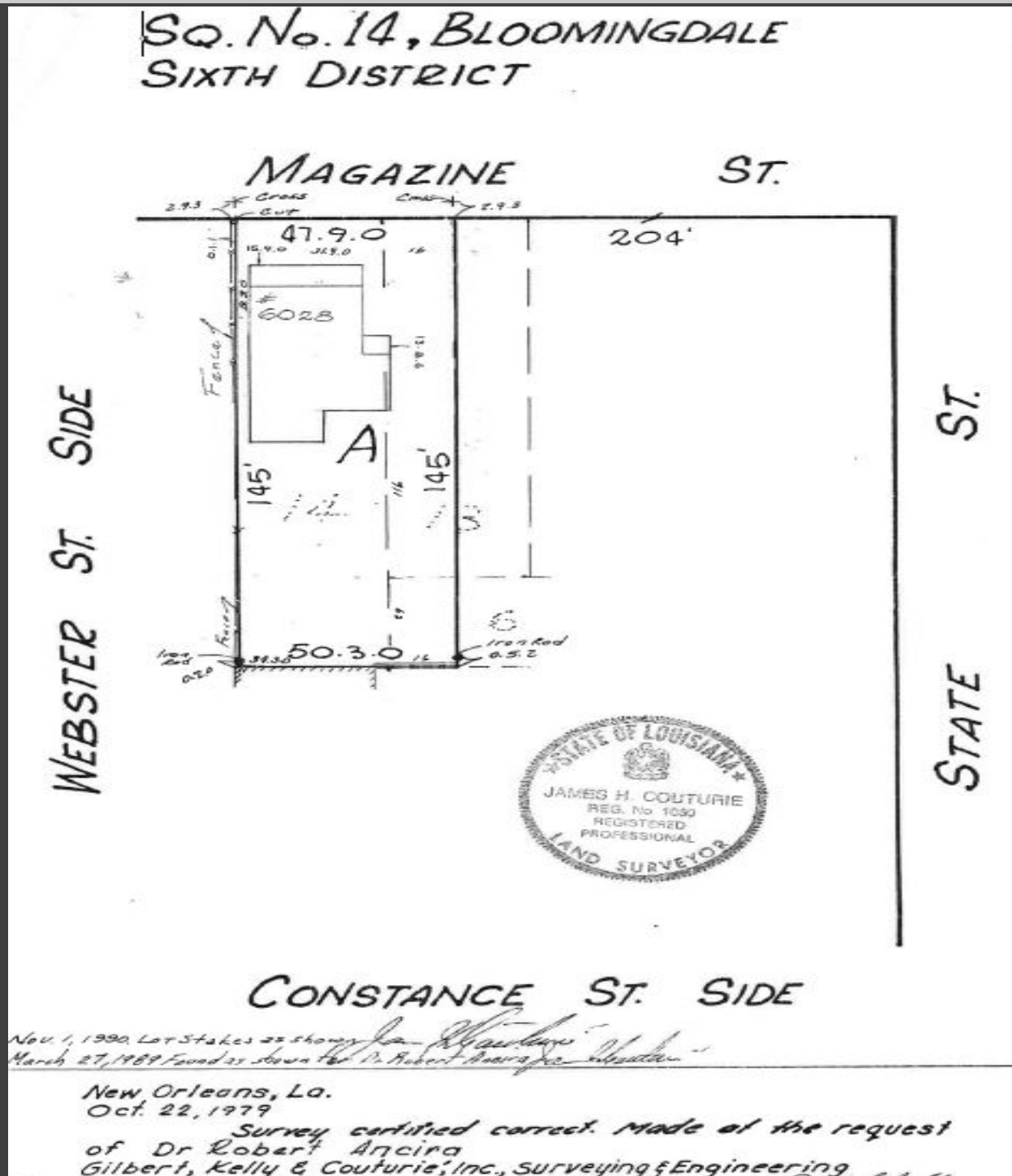
THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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

Survey

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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

FOR SALE - UPTOWN COMMERCIAL BUILDING WITH PARKING

Neighborhood / Market Area Description

www.mceneryco.com



Uptown New Orleans | Magazine Street

Neighborhood:	Uptown
Property Cross Streets	Between State & Webster
Status:	A+ Neighborhood
Parish:	Orleans
Population Status:	Continued Significant Growth

Magazine Street is the most sought after commercial location in the Uptown New Orleans marketplace. The corridor, which connects the New Orleans Central Business District with Audubon Park is an internationally known destination for retail customers and restaurant patrons. Locally, Magazine Street is home to some of New Orleans finest establishments including Perlis Clothing, Saba, La Petite Grocery, Lilette, Cavan, Mignon Faget, and countless others. National Retailers include Whole Foods Grocery, Walgreen's, West Elm and Pinkberry. Also, a high-end retail construction project was recently announced across the street at Magazine Street & State Street. Visit www.magazinestreet.com for more information on this high grade retail corridor that is close to Audubon Park, as well as some of the finest homes in the region.



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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