

HISTORIC MULTI-FAMILY INVESTMENT OPPORTUNITY

1324-26 Foucher St. & 3618 Coliseum St., New Orleans, LA 70115

AVAILABLE FOR PURCHASE

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 |

Peter M. McEnery

504-274-2710 direct

peter@mceneryco.com



Pat Browne III

504.274-2667 direct

pat@mceneryco.com



1324-26 Foucher Street & 3618 Coliseum Street

Summary of Salient Facts

www.mceneryco.com



- Address:** 1324-26 Foucher Street & 3618 Coliseum Street, New Orleans, Louisiana 70115
- Frontages:** 89'8" along the west side of Foucher Street by 125' on the south side of Coliseum Street
- Site Area:** 16,898 Square Feet
- Total GBA:** 15,297 Square Feet
- Total NRA:** 12,464 Square Feet
- Zoning:** HU-RD2; Historic Urban Two-Family Residential District
- Parking:** Up to 16 off-street spaces
- Comments:** The McEnery Company has been retained as the exclusive marketing agent for 1324-26 Foucher Street and 3618 Coliseum Street; a 17-unit multi-family complex that includes 16 off-street parking spaces in the heart of Uptown, only a block away from Touro Hospital. The improvements are divided into two separate structures: 1324-26 Foucher Street is an 11,641 square foot, three-story historic building that is divided into 11 residential units. 3618 Coliseum Street is a 3,656 square foot, two story wood framed building that is divided into 6 residential units. Property has maintained nearly full occupancy in recent years and rental rates could increase significantly with aggressive marketing. This is an optimal 1031 Exchange candidate. Don't miss out on this rare opportunity to acquire a historic multi-family investment property with significant off-street parking.
- Financials:** A full financial package is available upon request.
- Pricing:** There is no set listing price in place. A call for offers will be made at the appropriate time.



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

1324-26 Foucher Street & 3618 Coliseum Street

Interior Photos

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

1324-26 Foucher Street & 3618 Coliseum Street

Additional Interior Photos

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

1324-26 Foucher Street & 3618 Coliseum Street

Additional Interior Photos

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

1324-26 Foucher Street & 3618 Coliseum Street

Exterior Photos

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

1324-26 Foucher Street & 3618 Coliseum Street

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