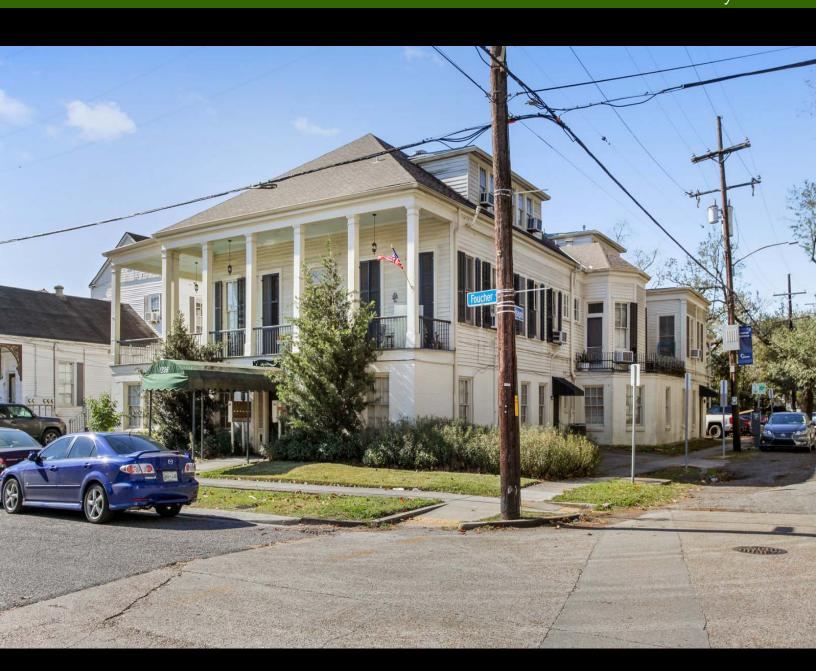
HISTORIC MULTI-FAMILY INVESTMENT OPPORTUNITY

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

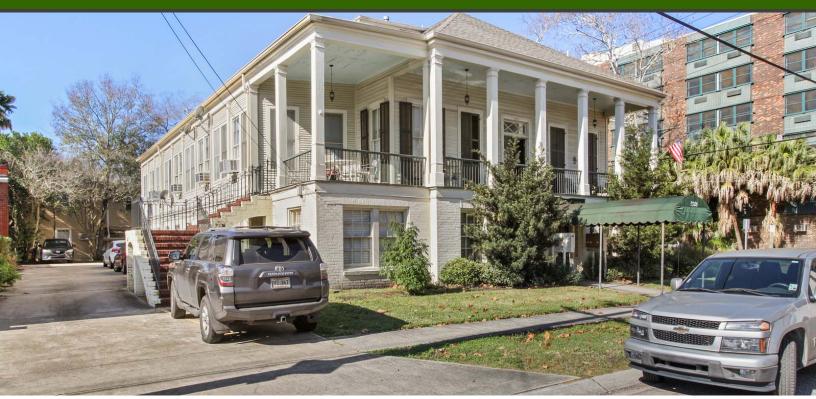


Pat Browne III
504.274-2667 direct
pat@mceneryco.com



Summary of Salient Facts

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1324-26 Foucher Street & 3618 Coliseum Street, New Orleans, Louisiana 70115

89'8" along the west side of Foucher Street by 125' on the south side of Coliseum Street

Site Area: 16,898 Square Feet 15,297 Square Feet 12,464 Square Feet

Address: Frontages:

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.

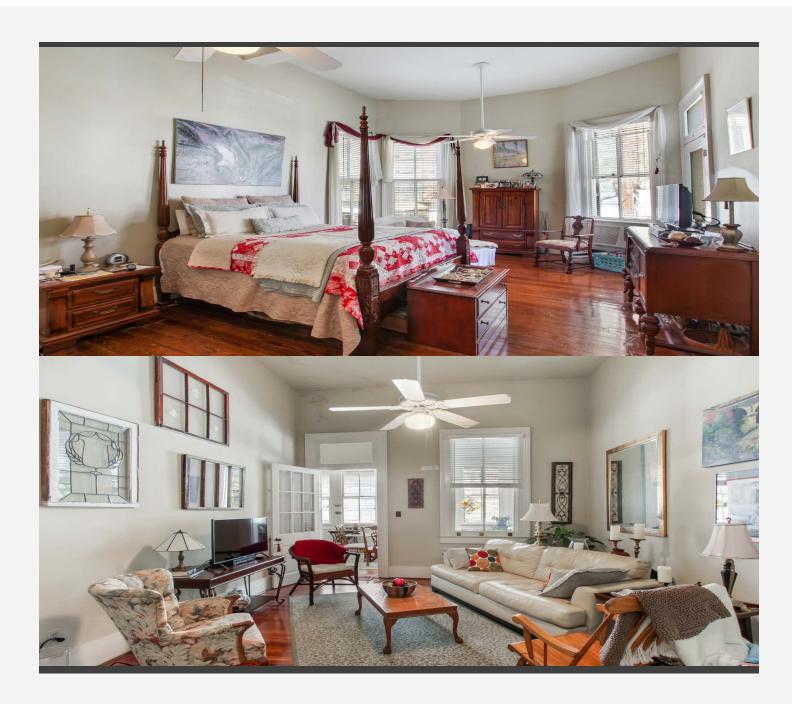


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Interior Photos

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Additional Interior Photos

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Exterior Photos

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Additional Exterior Views

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