

**RENOVATION / REDEVELOPMENT OPPORTUNITY - P&J OYSTER**  
**600 North Rampart St. & 1039 Toulouse St., New Orleans, LA 70112**  
**FOR LEASE | \$11,000 per month NNN**

[www.mceneryco.com](http://www.mceneryco.com)



**THE McENERY COMPANY**  
Commercial Realty Brokerage & Asset Management Services

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Location, Physical Description & Zoning Summary

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<b>Location:</b>	French Quarter - Corner of North Rampart Street & Toulouse Street
<b>Address:</b>	600 N. Rampart Street & 1039 Toulouse Street, New Orleans, LA 70112
<b>General Comments:</b>	This historic property has been home to the iconic P & J Oyster Company for over a century. Situated on the corner of one of the most heavily trafficked entrances to the French Quarter, this is a prime opportunity for historic renovation or mixed use redevelopment. The available 1st floor space consists of three offices, two ADA half bathrooms, oyster shucking and processing areas, cold storage space and a studio apartment with 1 full bath. Offered for long term lease for \$11,000 per month on net terms. Also available as a package lease with 1030 Toulouse, which is located across the street. Please contact agents for more details.
<b>Rentable Area:</b>	4,283 SF
<b>Site Area:</b>	4,562 square feet
<b>Lot Dimensions:</b>	46' 10" frontage along N. Rampart Street & 97' 5" frontage along Toulouse Street
<b>Zoning:</b>	VCC-2, Vieux Carre Commercial District *Grandfathered as Legal Non-Conforming Use for Light Industrial
<b>Future Land Use:</b>	MU-HC, Mixed Use Historic Core
<b>Max Building Height:</b>	50 Feet
<b>Building Ratings:</b>	600 N. Rampart = Pink: Of Potential Local or Major Architectural Significance 1039 Toulouse = Brown: Objectionable or of No Architectural/Historical Significance



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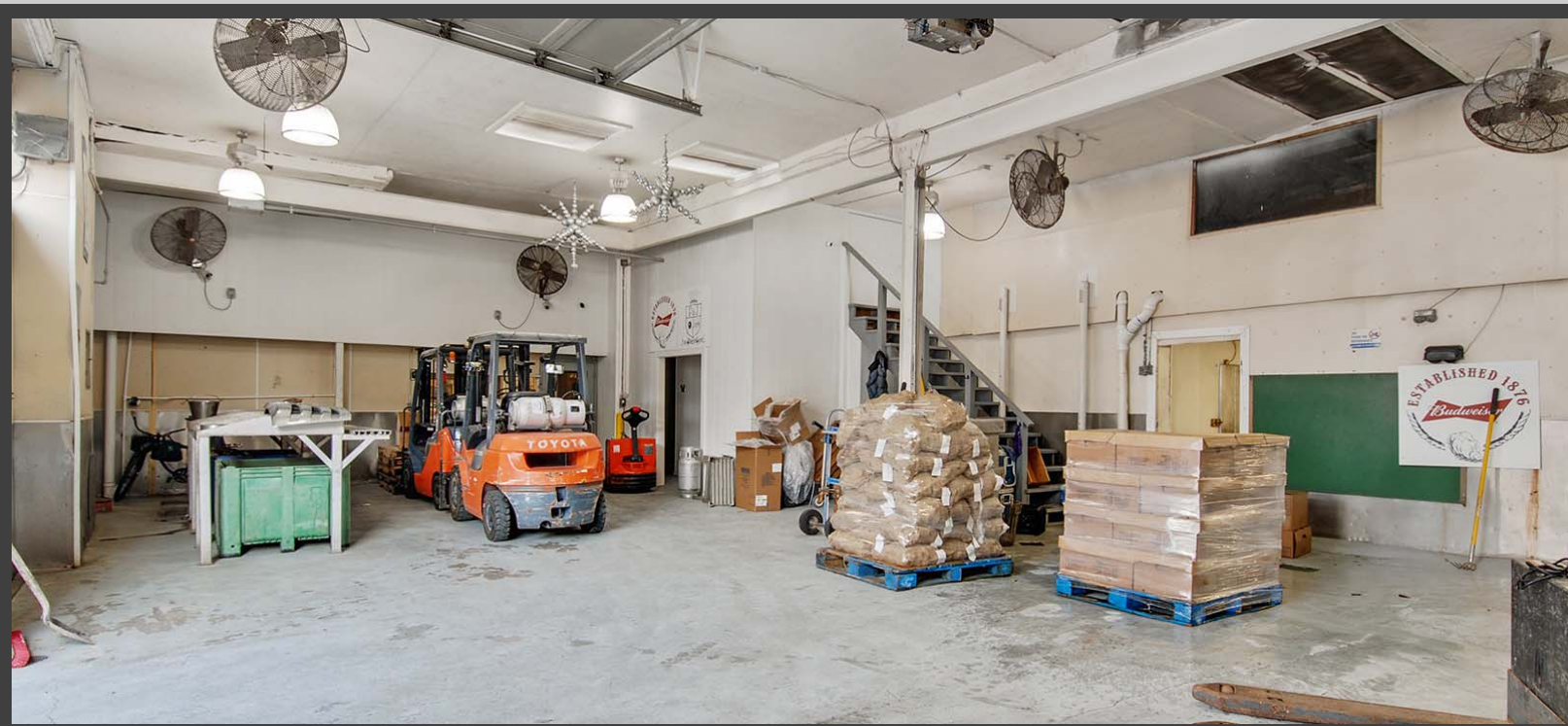
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Interior Building Views

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Additional Interior Views

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Additional Exterior Views

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Street Scene

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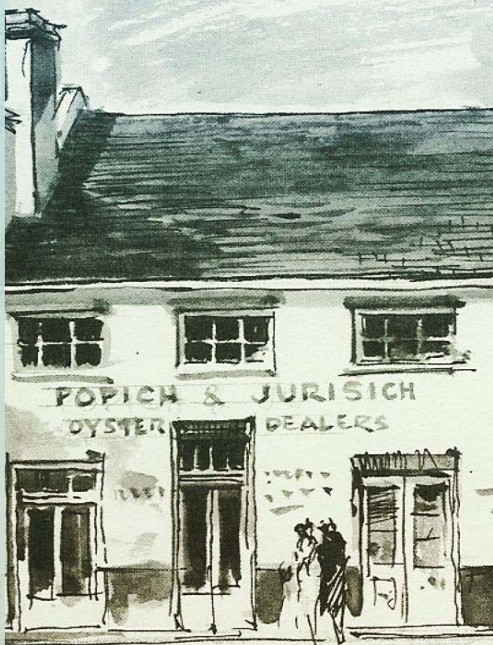
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Historic Photographs

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## THE COUNTRY'S OLDEST OYSTER HOUSE

NEW ORLEANS, LOUISIANA



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Floor Plan

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GROUND FLOOR PLAN

TOULOUSE STREET



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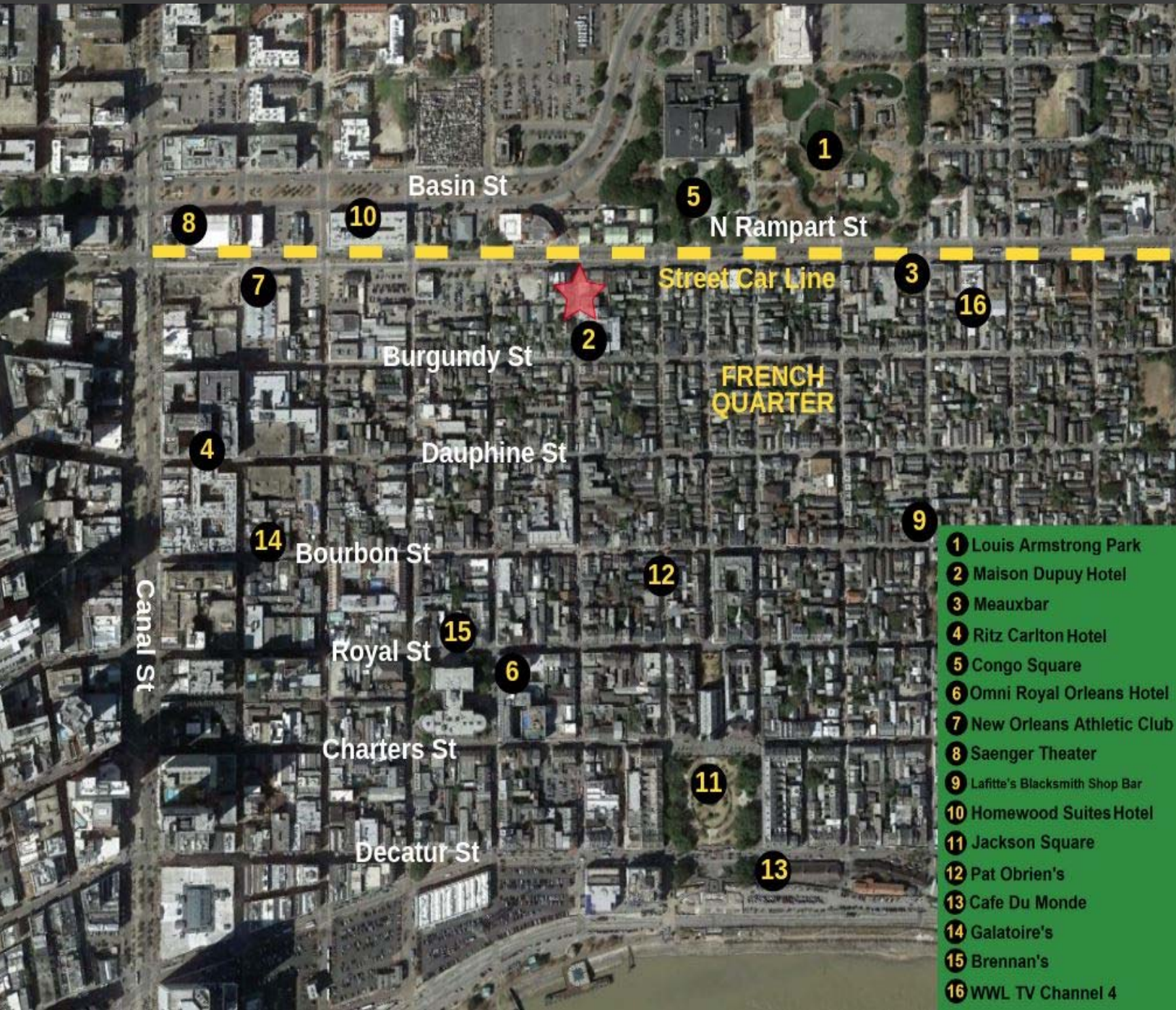
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Points of Interest Aerial Map

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