



3701 MAGAZINE STREET | FOR SALE



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



OFFERING OVERVIEW

Location: 3701 Magazine Street, New Orleans, Louisiana 70115

Gross Building Area: 5,518 square feet, across two conjoined buildings with an end cap corner suite

Lot Dimensions: 97.28 feet along Lakeside of Magazine Street and 55 feet along the Uptown Side of Amelia Street

Total Area: Approximately 7,491 Square Foot Lot forming the Uptown/Lake Corner of Amelia and Magazine Streets

Sale Price: \$ 1,950,000 | \$353 per SF

General Comments: Excellent and rare opportunity to purchase a Magazine Street building with off-street parking, incredible natural light throughout, and a very attractive and highly valuable courtyard space. This is a Curtis and Davis Architects building, the same firm that designed the Superdome and the Rivergate; and the building was once the studio and in-town apartment the well known architect and principal, Buster Curtis. The immediate series of blocks along Magazine Street has become one of the most sought after locales along this world-famous and historically iconic retail corridor. 3701 Magazine Street is a tremendous opportunity for activation of a new retail concept in a AAA location in the New Orleans historic center. Corner, parking, beautiful building and arguably now one of the most centrally located and sought after blocks in the City.

Zoning: HU-B1, Historic Urban Neighborhood Business District

Parking: Four (4) designated off-street parking spaces

Showing Instructions: PLEASE CONTACT AGENT FOR SHOWING PROTOCOL. DO NOT DISTURB EXISTING BUSINESS.



S. PARKERSON MCENERY

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AERIAL VIEW



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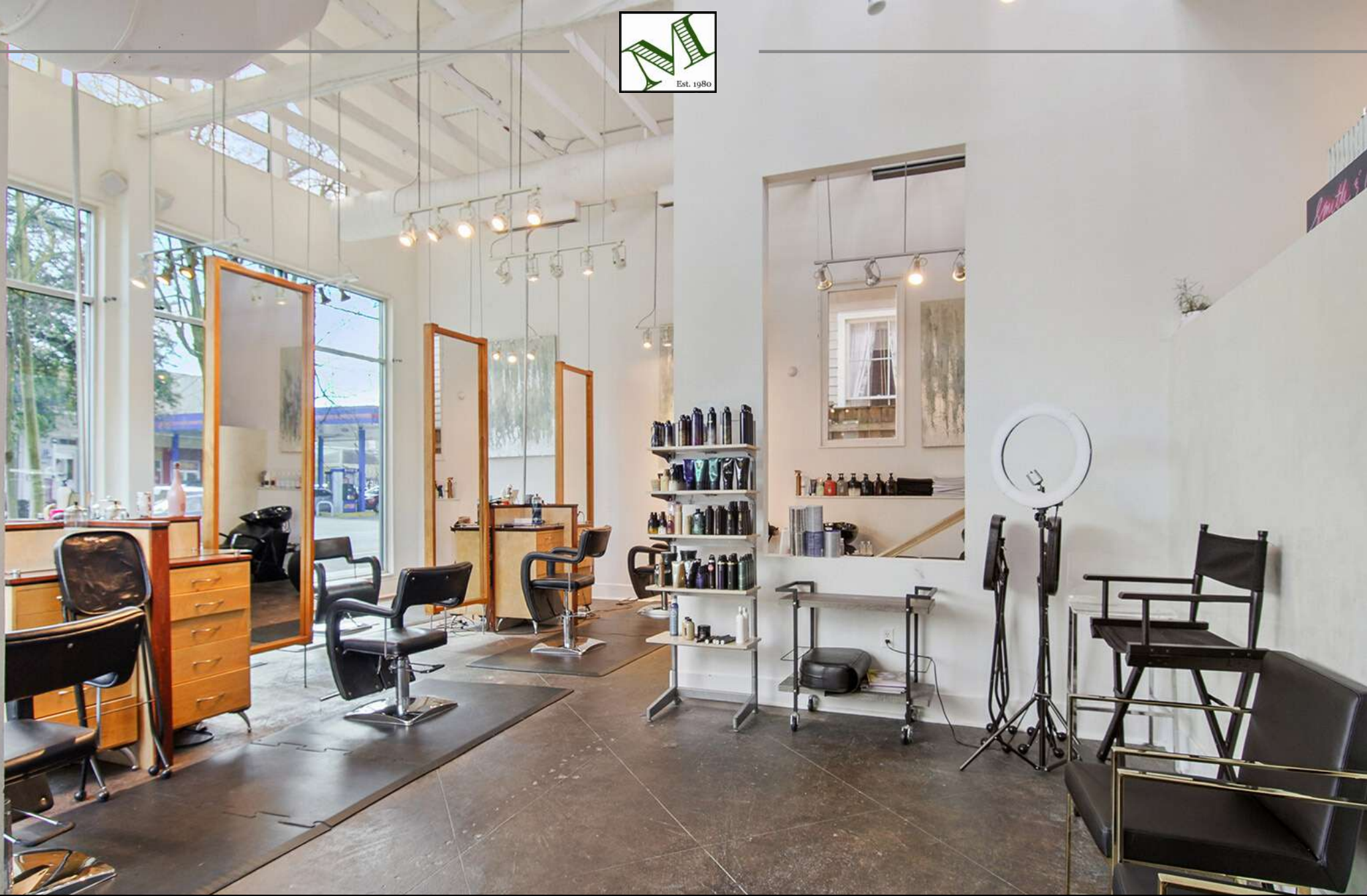
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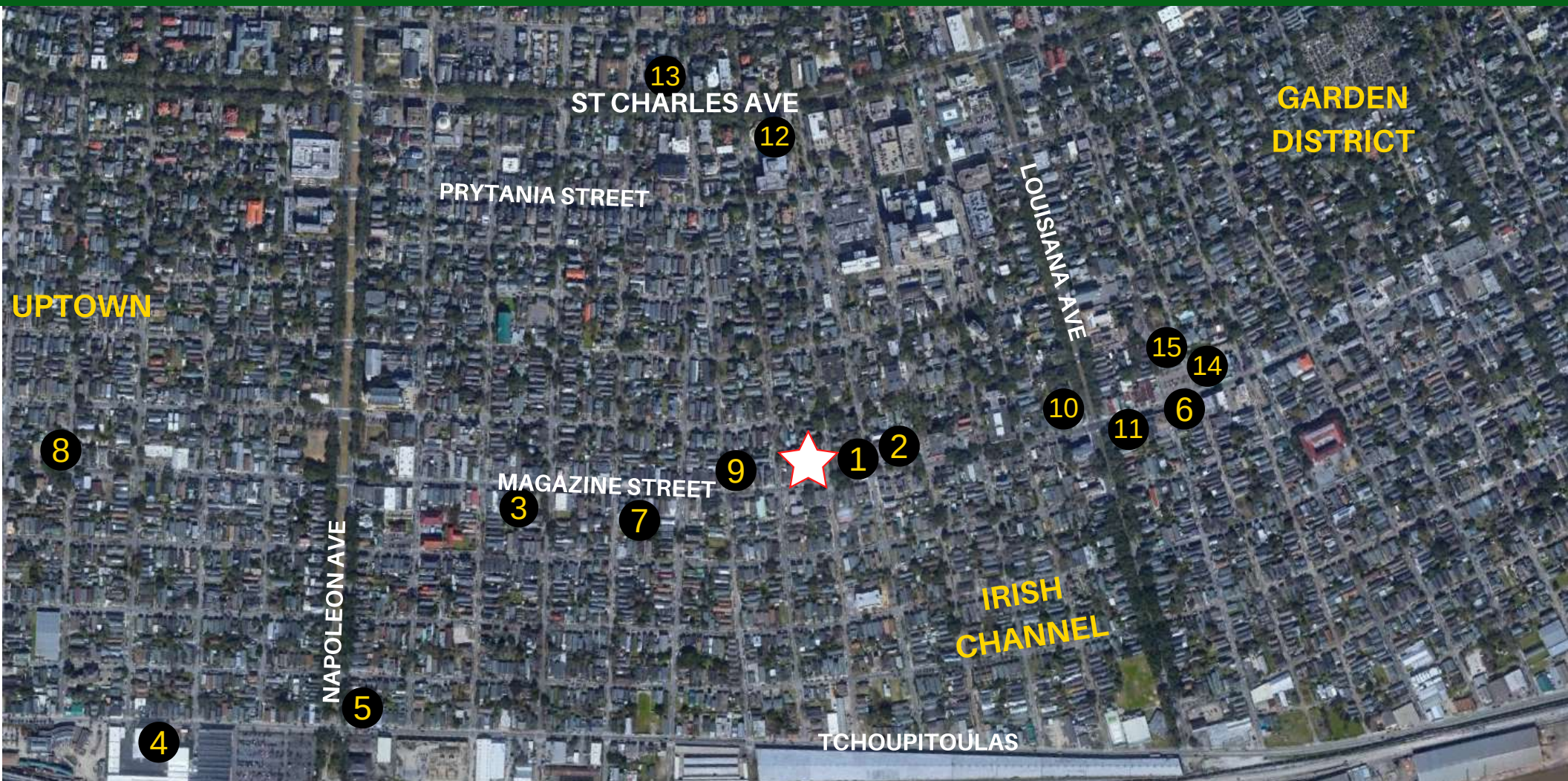
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POINTS OF INTEREST MAP



- | | | | | |
|----------------|------------------|----------------|-------------------|----------------------|
| 1 LILETTE | 4 ROUSE'S MARKET | 7 WARBY PARKER | 10 CVS | 13 THE COLUMNS HOTEL |
| 2 CAVAN | 5 TIPITINA'S | 8 LE BON TEMPS | 11 DAT DOG | 14 WALGREENS |
| 3 SAFFRON NOLA | 6 THE BULLDOG | 9 CYCLE BAR | 12 SUPERIOR GRILL | 15 BREAUX MART |

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