



3004 CANAL STREET | FOR SALE



PART 1 AND PART 2 APPROVED HTC DEAL IN OPPORTUNITY ZONE

THE
MCENERY
COMPANY

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



THE OVERVIEW

Address: 3004 Canal Street, New Orleans, Louisiana 70119 .(Opportunity Zone!).

Price: \$1,250,000

Overview: Excellent historic tax credit development opportunity with National Park Service Part 1 and Part 2 approvals in place. Three story, Depression Era structure built in the early 1930's. Key corner on Canal Street, along the Streetcar line. Ground floor enclosed parking capacity PLUS a total of twenty-one (21) grandfathered parking spaces. The ownership of the lot next door may consider selling in conjunction with 3004 Canal. Owner is motivated to sell, and will consider all offers.

STAMPED PLANS AVAILABLE WITH A TWENTY-ONE (21) UNIT DEVELOPMENT PLAN!

Gross Building Area: 15,100 square feet of total building area.

Zoning: HU-MU, Historic Urban Neighborhood Mixed Use District



S. PARKERSON MCENERY

D: 504.274.2664

C: 504.236.9542

EMAIL: PARKE@MCENERYCO.COM



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



THE
MCENERY
COMPANY

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



RENDERINGS



Conceptual Plans for Development

THE
MCENERY
COMPANY

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



RENDERINGS



Conceptual Plans for Development

THE
MCENERY
COMPANY

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



RENDERINGS



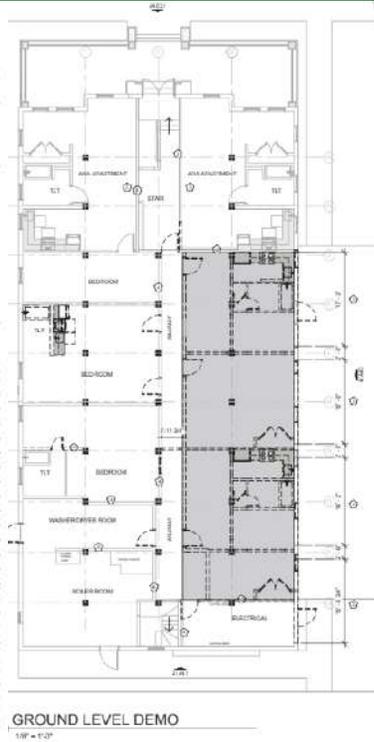
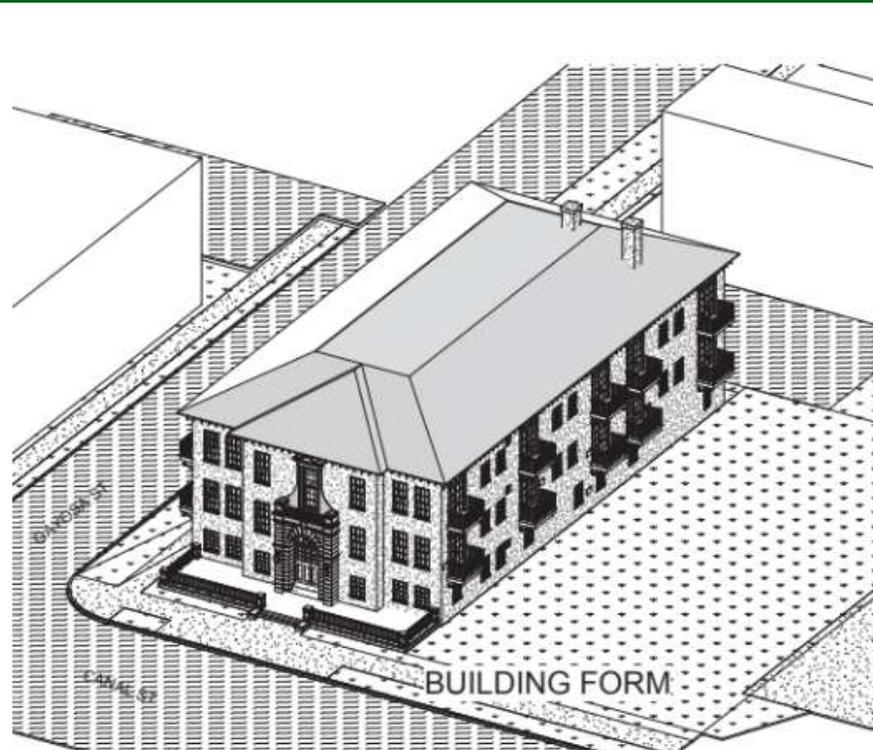
Conceptual Plans for Development

THE
MCENERY
COMPANY

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



STAMPED PLANS AVAILABLE



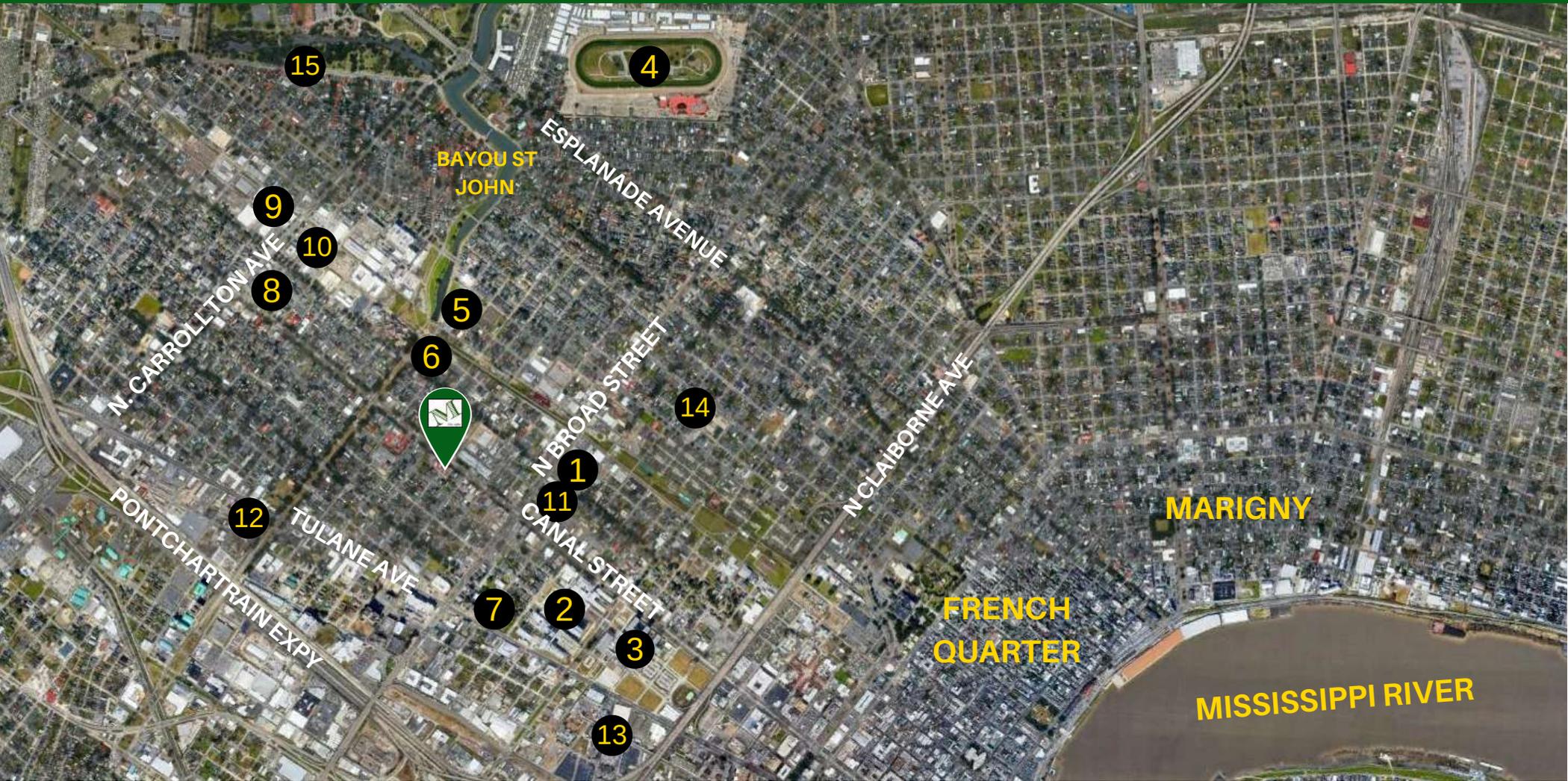
Full Set of Stamped Plans, Surveys and HTC Approvals Available in Deal Room

[3004 Canal | Deal Room Link](#)

THE
MCENERY
COMPANY

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

POINTS OF INTEREST MAP



- | | | | | |
|--------------------------------|----------------------------------|-----------------------|-----------------------------|-------------------------------------|
| 1 WHOLE FOODS | 4 FAIRGROUNDS | 7 FARMACY NOLA | 10 ROUSES MARKET | 13 LSU MED SCHOOL |
| 2 VA HOSPITAL | 5 PARKWAY BAKERY & TAVERN | 8 WALGREENS | 11 DOLLAR GENERAL | 14 WILLIE MAE'S SCOTCH HOUSE |
| 3 UNIVERSITY MED CENTER | 6 BAYOU BEER GARDEN | 9 WINN-DIXIE | 12 THE DRIFTER HOTEL | 15 RALPH'S ON THE PARK |

THE
MCENERY
COMPANY

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