



5345 TCHOUPITOULAS | FOR SALE



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Address: 5345 Tchoupitoulas Street, New Orleans, Louisiana 70115

Price: \$529,000

Gross Building Area: +/- 1,027 SF

Site Size: 3,420 SF (per assessor records)

General Comments: Rare opportunity to own a beautifully renovated stand-alone office building with ample off-street parking located in the heart of Uptown New Orleans. Original millwork including Italianate bracketing, hardwood floors, historic brick, wood mantels and cased openings. Versatile interior layout offers several offices, a break room/kitchen area, full bathroom and ample storage. Site includes two parking spaces in front, a driveway and a rear concrete/gravel parking area. Conveniently located on Tchoupitoulas Street across the street from Riverside Marketplace, this is your chance to office in the middle of this thriving Uptown neighborhood.

Zoning: MU-1 (Medium Intensity Mixed-Use District)



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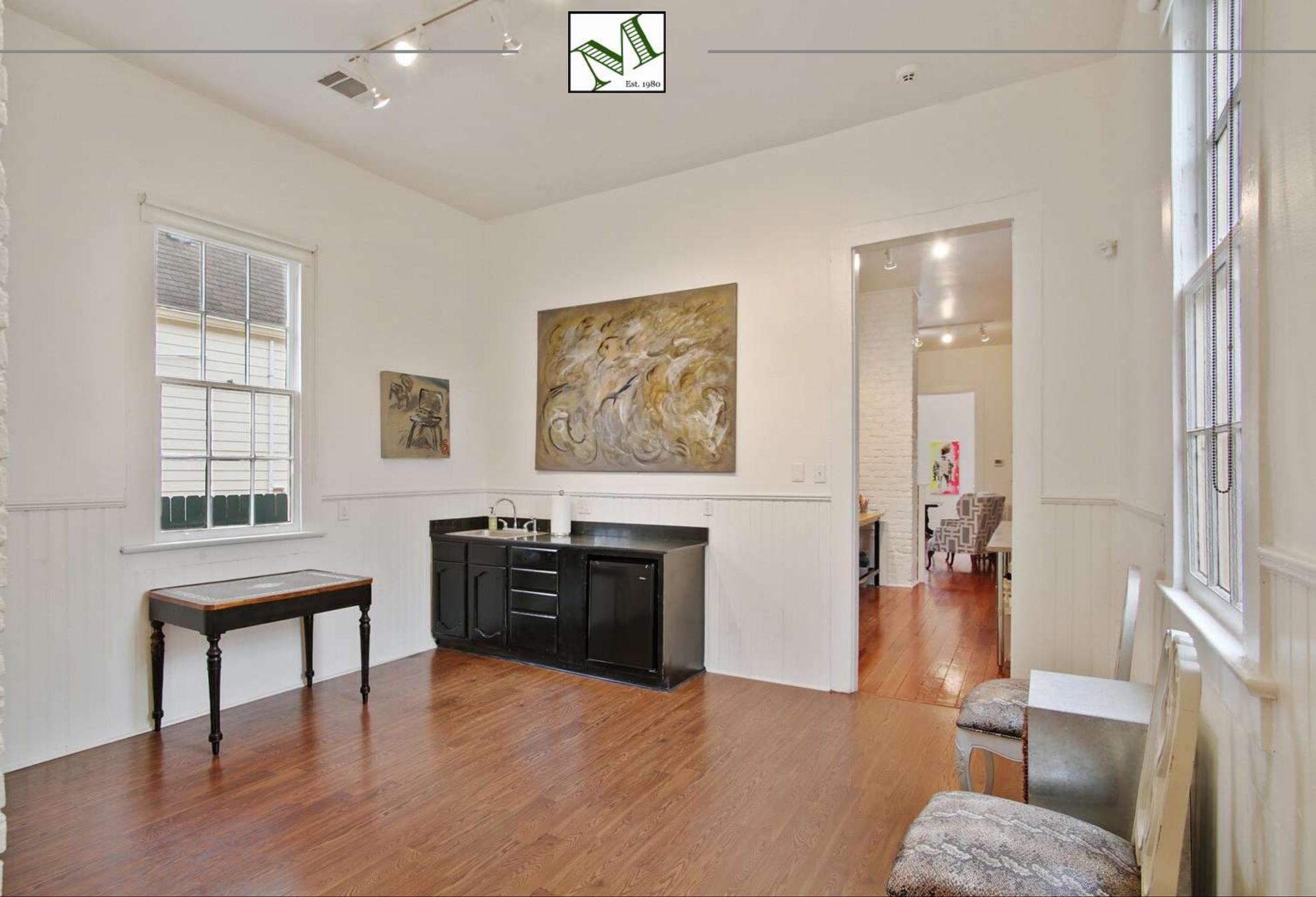
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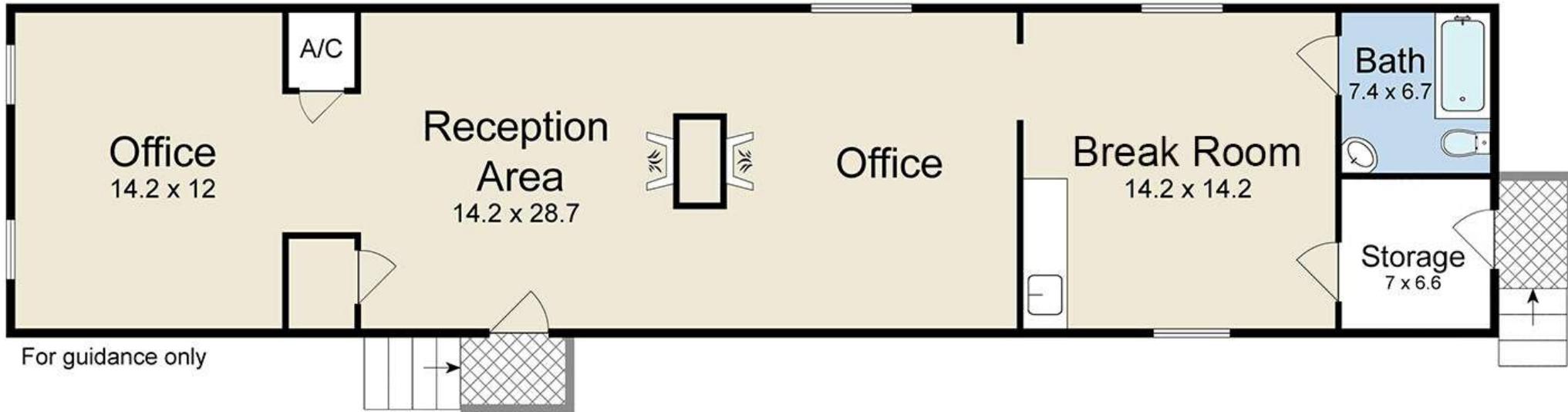


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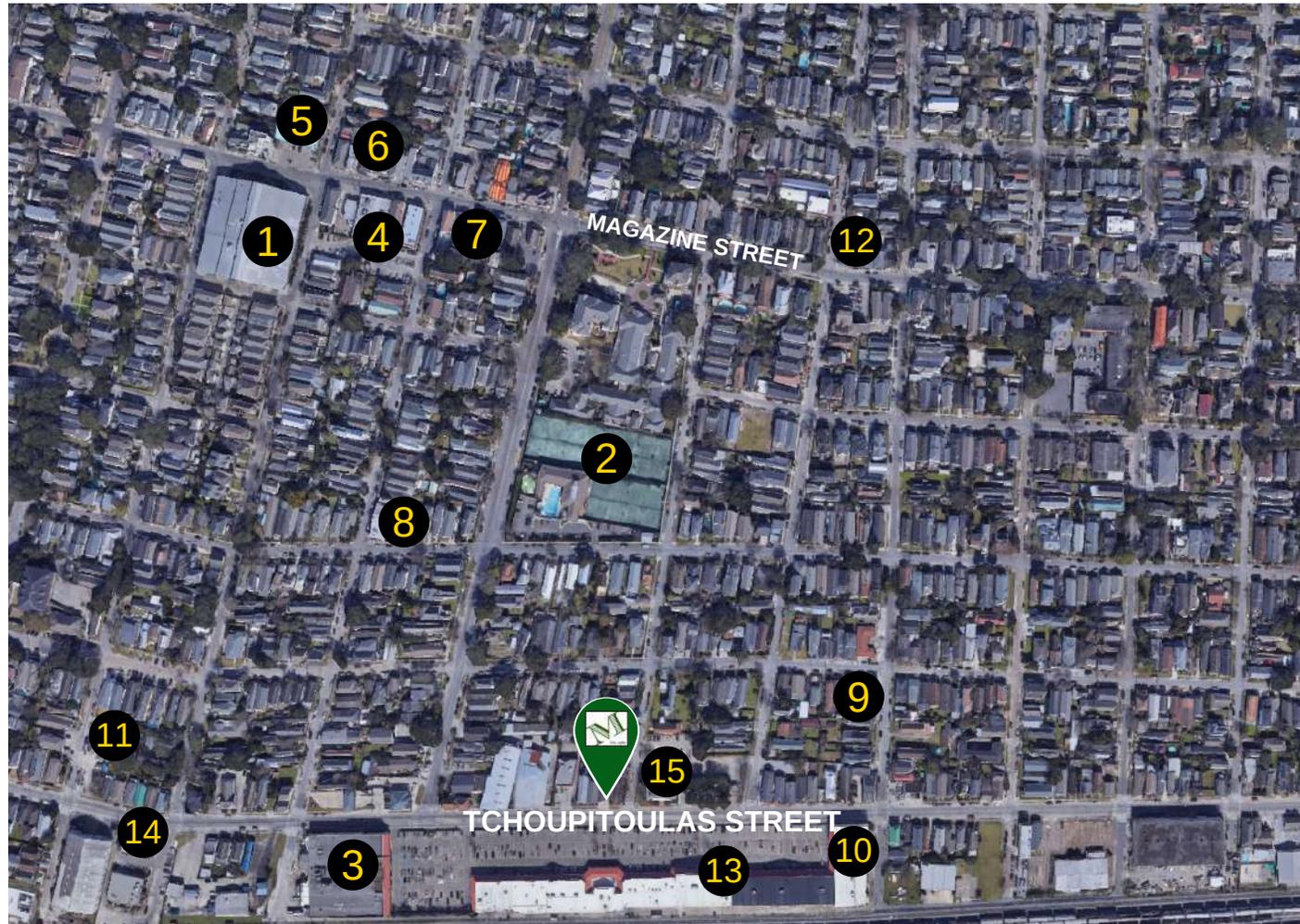


FLOOR PLAN





POINTS OF INTEREST MAP



- 1 WHOLE FOODS
- 2 NEW ORLEANS LAWN TENNIS CLUB
- 3 WINN-DIXIE
- 4 WALGREENS
- 5 PINKBERRY
- 6 ST. JOE'S BAR
- 7 PJ'S COFFEE
- 8 TOAST ON LAUREL
- 9 DOMILISE'S PO-BOYS
- 10 ORANGE THEORY FITNESS
- 11 FRANKIE & JONNY'S
- 12 GUY'S PO-BOYS
- 13 OCHSNER HEALTH CENTER
- 14 TCHOUP STOP
- 15 HANCOCK WHITNEY BANK