



# 240 CHARTRES STREET



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)



# OFFERING OVERVIEW

**Location Overview:** Home to Callan Fine Art for many years, this street level hard corner space is located in the heart of the French Quarter, with frontage along Chartres Street and Bienville streets. This excellent location is across Bienville from the Chart Room, one block from the New Orleans Marriot and the Monteleone, two blocks from the Sheraton and Royal Sonesta, and in the same block as Justine and French Truck Coffee on Chartres, Irene's on Bienville, and the House of Blues on Decatur. Perfect retail location to take advantage of the heavy foot traffic that passes this corner daily.

The space is approximately 910 square feet and includes a large open space, one private office, one half bathroom, and a storage closet.

**Zoning Information:** The VCC-2 Vieux Carré Commercial District is intended to provide for retail and service establishments that attract and service local residents and visitors, permitting more intensive commercial uses than in the VCC-1 District, yet protecting the quality of life of the adjacent residential uses and the overall character of the Vieux Carré.

This district includes the major shopping area of the Vieux Carré. Permitted uses include Art Gallery, Artist Studio, Office, Personal Services Establishment, and Retail, among others.

LIST PRICE: \$3,000 PER MONTH | \$40 PER SF ANNUAL | NNN



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## PROPERTY PHOTOS



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# POINTS OF INTEREST MAP



- |                          |                    |                                   |                     |                         |
|--------------------------|--------------------|-----------------------------------|---------------------|-------------------------|
| 1 CAFÉ DU MONDE          | 4 MARRIOT HOTEL    | 7 HISTORIC NEW ORLEANS COLLECTION | 10 AUDUBON AQUARIUM | 13 TABLEAU              |
| 2 HARRAH'S CASINO        | 5 LA SUPREME COURT | 8 HOUSE OF BLUES                  | 11 BRENNAN'S        | 14 COURT OF TWO SISTERS |
| 3 THE RITZ-CARLTON HOTEL | 6 SHERATON HOTEL   | 9 ROOSEVELT HOTEL                 | 12 CAROUSEL BAR     | 15 GALATOIRES           |

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