



4858 MAGAZINE STREET



THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Address: 4858 Magazine Street , New Orleans, LA 70115

Location Overview: Situated between Upperline and Lyons Street on world famous Magazine Street in Uptown New Orleans.

Building Information: Beautiful well-maintained two-story office building renovated by designer, Jon Vaccari. The building is currently divided into front and rear commercial uses, but conversion for a use by a single occupant, or to mixed use or multi-family applications can be accomplished with relative ease.

Preservation Title, owned by Iberia Bank, occupies approximately 1,460 SF in the front of the building, and an upholstery business occupies the rear suites on both floors, comprising approximately, 1,336 SF. Lease information available upon request.

Zoning Information: The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings. Permitted uses include Art Gallery, Financial Institution, Medical/Dental Clinic, Office, and Personal Service Establishment, among many others.

List Price: \$960,000



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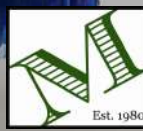
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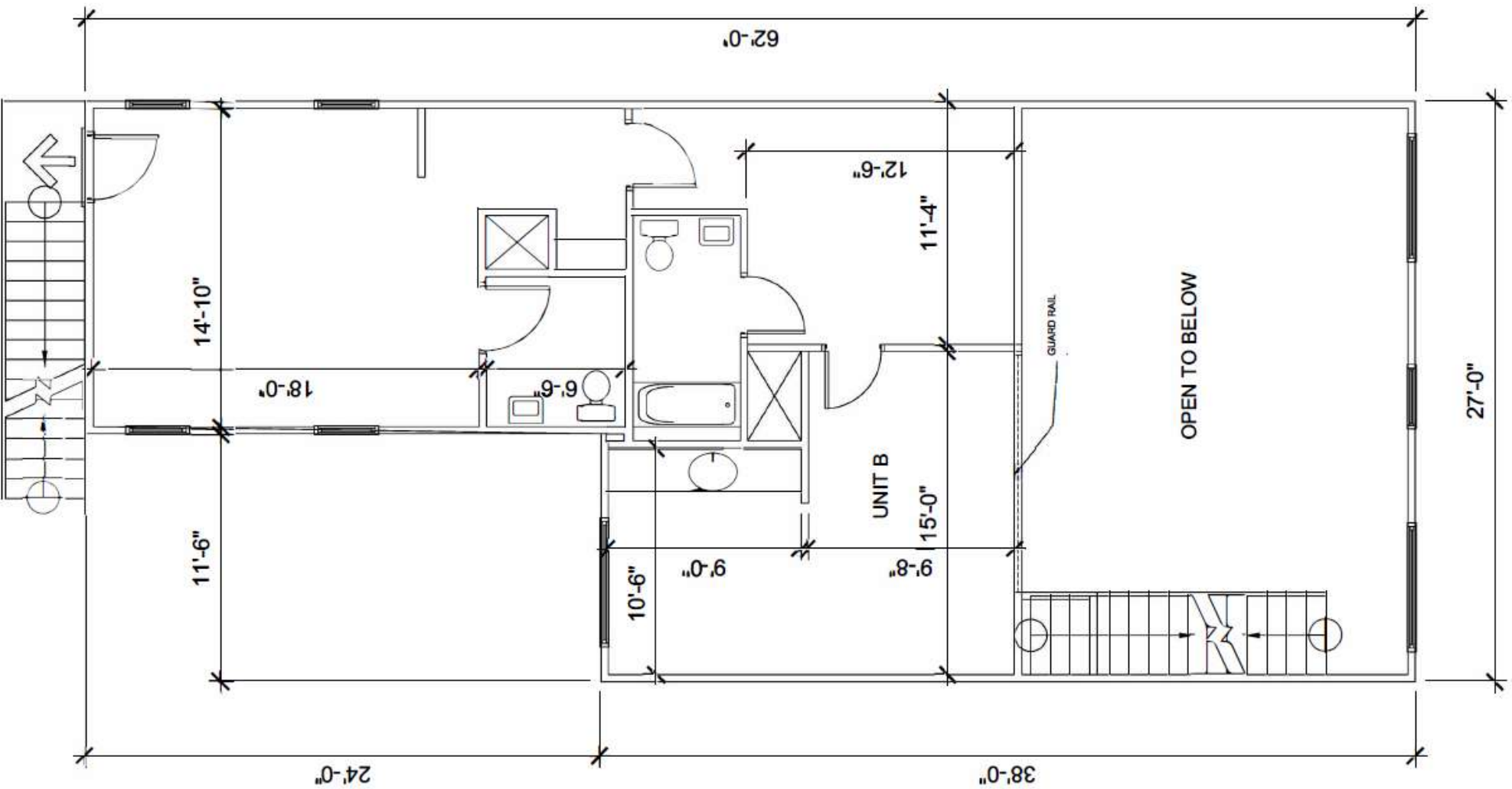
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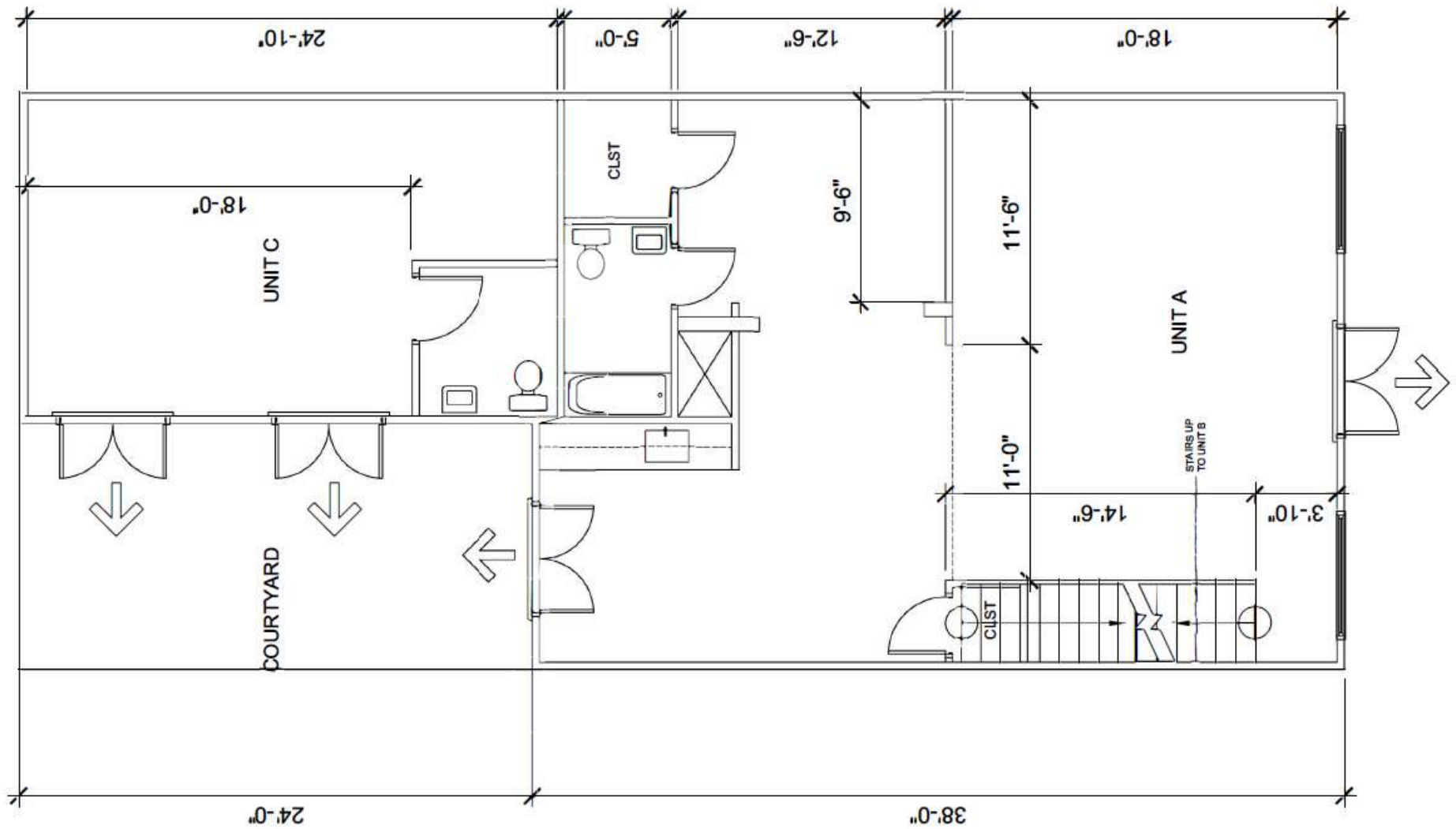


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SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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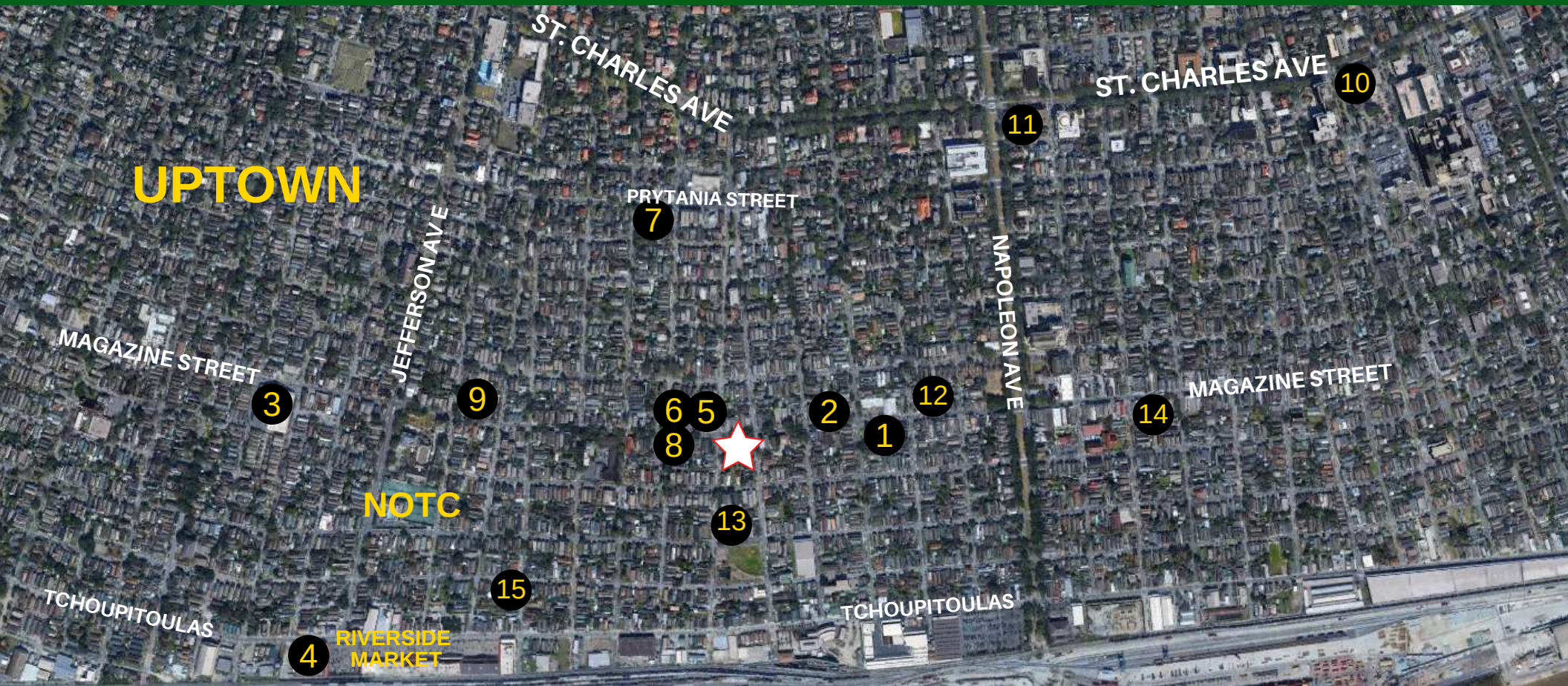
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POINTS OF INTEREST MAP



- | | | | | |
|------------------|-----------------------|--------------------|------------------------------------|------------------------|
| 1 LA BOULANGERIE | 4 WINN-DIXIE | 7 ST. JAMES CHEESE | 10 SUPERIOR GRILL | 13 CHERRY ESPRESSO BAR |
| 2 APPOLINE | 5 MCENERY RESIDENTIAL | 8 DELTA TITLE | 11 SUPERIOR SEAFOOD | 14 SAFFRON NOLA |
| 3 WHOLE FOODS | 6 PIZZA DOMENICA | 9 GUY'S PO'BOYS | 12 ASHLEY LONGSHORE STUDIO GALLERY | 15 DOMILISE'S PO'BOYS |

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