



MULTI FAMILY FOR SALE | 11 UNITS



3204 PRYTANIA | NEW ORLEANS GARDEN DISTRICT

THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Address: 3204 Prytania Street, New Orleans, LA 70115

Property Overview: Rare development and/or investment opportunity located in the Heart of the Garden District New Orleans, one of the most desired neighborhoods in the region. The gross area of the improvements equates to approximately over 8,100 square feet. The unit mix is included within the offering memorandum and totals approximately 5,578 square feet of net rentable area. Excellent renovation opportunity and long-term rental investment. Potential to increase unit count and rentable square footage with two additional un-metered units. Two off-street parking spaces.

Price: \$1,450,000 ALL CASH at Act of Sale

Building Area: 5,578 SF

Unit Count: Eleven, 1 BR Units (plus two additional un-metered units)

Site Size: 54' along river side of Prytania Street, and 50' along the Uptown side of Harmony Street.

Zoning: HU-RM1 Historic Urban Multi-Family Residential District (legal non-conforming use).

Gross Rent: \$8,240 per month (based off existing below market rents and w/ current rents on vacancy)



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UNIT MIX AND RENT ROLL | 3204 PRYTANIA

UNIT #	LAYOUT	SIZE	MONTHLY RENT	RENT PER SF
5	1BR / 1BA	406 SF	\$ 695	\$ 1.71
7	1BR / 1BA	406 SF	\$ 725	\$ 1.79
8	1BR / 1BA	406 SF	N/A	N/A
A	1BR / 1BA	610 SF	\$ 895	\$ 1.47
B	1BR / 1BA	610 SF	\$ 995	\$ 1.63
C	1BR / 1BA	480 SF	N/A	N/A
D	1BR / 1BA	480 SF	\$ 795	\$ 1.66
E	1BR / 1BA	610 SF	\$ 895	\$ 1.47
F	1BR / 1BA	610 SF	\$ 895	\$ 1.47
G	1BR / 1BA	480 SF	\$ 725	\$ 1.51
H	1BR / 1BA	480 SF	\$ 795	\$ 1.67
TOTAL		5,098 SF	\$ 7,415	\$ 1.45



PROPERTY PHOTOS



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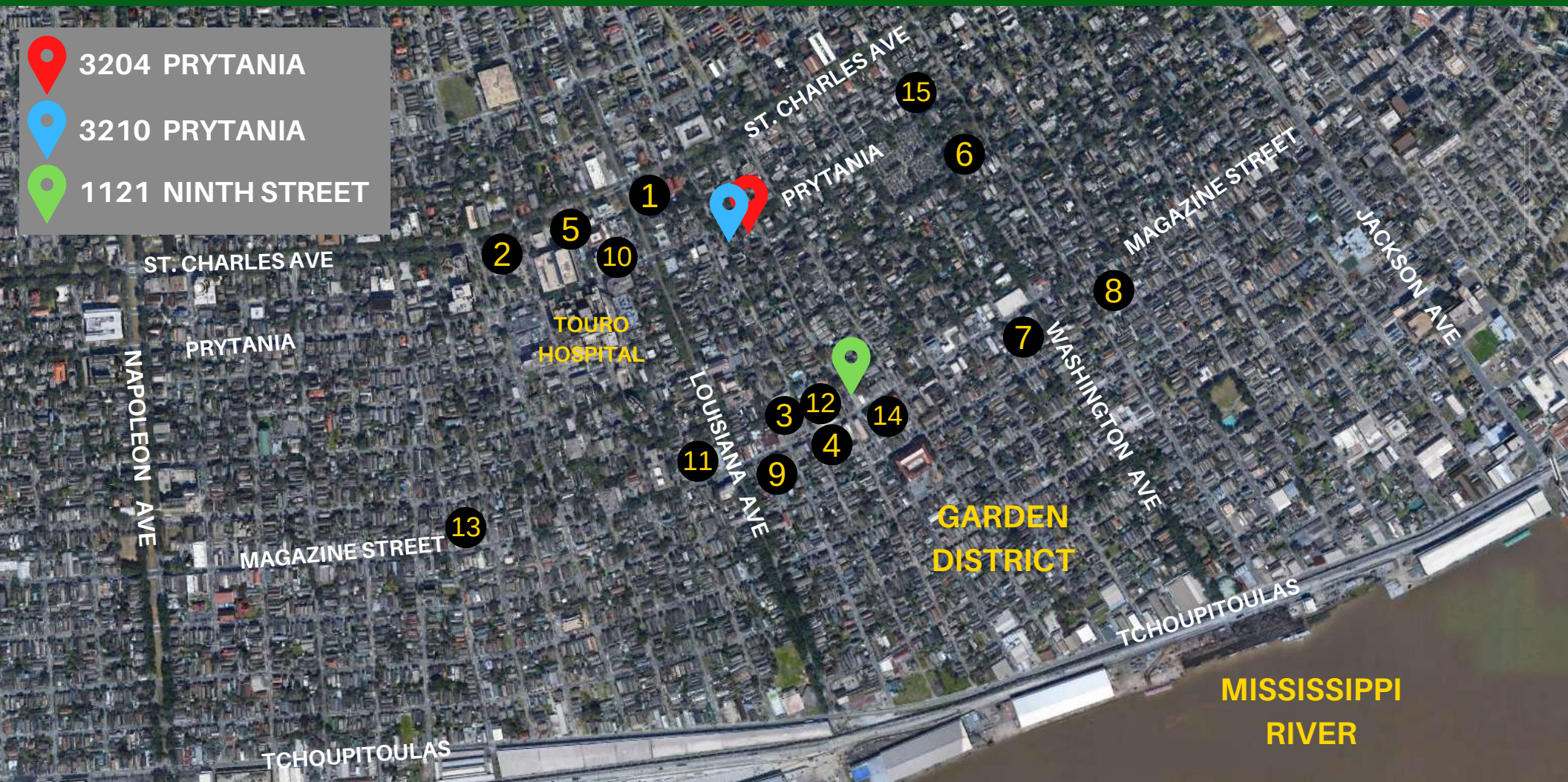


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POINTS OF INTEREST MAP

- 3204 PRYTANIA
- 3210 PRYTANIA
- 1121 NINTH STREET



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|------------------|----------------------|------------|-----------------|------------------|
| 1 FRESH MARKET | 4 THE BULLDOG | 7 COQUETTE | 10 PRYTANIA BAR | 13 CYCLE BAR |
| 2 SUPERIOR GRILL | 5 THE DELACHAISE | 8 TRACEY'S | 11 CVS | 14 THE RUM HOUSE |
| 3 BREAUX MART | 6 COMMANDER'S PALACE | 9 DAT DOG | 12 WALGREENS | 15 THE RINK |

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