



MULTI FAMILY FOR SALE | FOUR PLEX



3210 PRYTANIA | NEW ORLEANS GARDEN DISTRICT

THE
MCENERY
COMPANY

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



OFFERING OVERVIEW

Address: 3210 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 4,290 square feet. The unit mix is included within the offering memorandum and totals approximately 3,572 square feet of net rentable / net sellable areas. Off-Street parking via rear yard. Excellent renovation opportunity and long-term rental investment.

Price: \$930,000 ALL CASH at Act of Sale

Building Area: 4,290 SF

Unit Count: Four, 1 BR Units

Site Size: 45' x 125' - Off-street parking!

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

Gross Potential Rent: \$3,980 (based on current below market rents at \$1.11 per SF)



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UNIT MIX AND RENT ROLL | 3210 PRYTANIA

| UNIT # | LAYOUT | SIZE | MONTHLY RENT | RENT PER SF |
|--------|-----------|----------|--------------|-------------|
| A | 1BR / 1BA | 893 SF | \$ 995 | \$ 1.11 |
| B | 1BR / 1BA | 893 SF | \$ 995 | \$ 1.11 |
| C | 1BR / 1BA | 893 SF | N/A | \$ 1.11 |
| D | 1BR / 1BA | 893 SF | N/A | \$ 1.11 |
| TOTAL | | 3,572 SF | \$ 1,990 | \$.56 |

**** RENTS ARE NOTABLY BELOW MARKET ****



PROPERTY PHOTOS



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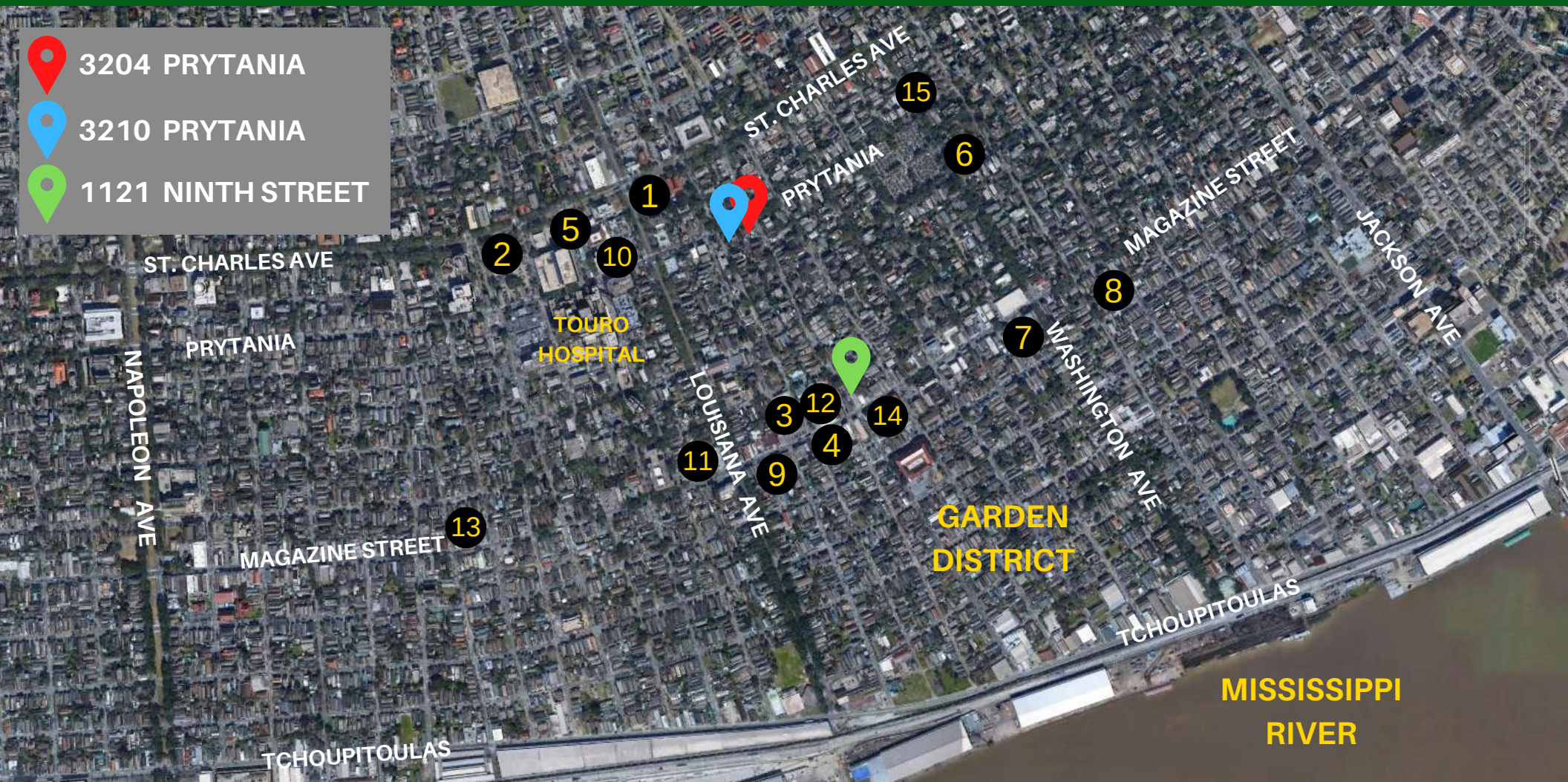


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POINTS OF INTEREST MAP

- 3204 PRYTANIA
- 3210 PRYTANIA
- 1121 NINTH STREET



- | | | | | |
|------------------|----------------------|------------|-----------------|------------------|
| 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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