

OFFERING MEMORANDUM

HU-MU ZONED DOUBLE

424 THIRD STREET . NEW ORLEANS . LA . 70130

OFFERING OVERVIEW

Address: 424 Third Street, New Orleans, LA 70130

Sale Price: $548,000

# of Bed/Baths: 4 beds, 4 baths

Gross Building Area: +/- 1,937 SF

Gross Site Size: +/- 3,333 SF

Zoning: HU-MU

General Comments: Discover this beautifully renovated 4-bedroom, 4-bathroom home in the heart of the Channel, where historic character meets modern comfort. Set on a 33' x 101' lot, this airy, single-level residence features a welcoming front garden and a spacious backyard with room to create your dream outdoor oasis, including a pool. Inside, enjoy well-proportioned rooms, soaring 12-foot ceilings, reclaimed heart pine hardwood floors, premium finishes, and an impressive oversized kitchen island with bar seating. The kitchen is equipped with quartz countertops, stainless steel LG appliances, and a natural gas range. Thoughtful upgrades include a HVAC system, energy-efficient appliances, and a tankless water heater. Renovations completed in May 2024.Enjoy an unbeatable Third Street location near Tchoup Yard, Burke Playground, pickleball courts, breweries, Camp Bow Wow, and local favorites like Parasols. With flexible HU-MU zoning, this property offers versatility as a primary residence or investment opportunity. Situated on high ground near the Mississippi River in Flood Zone X. A rare opportunity to enjoy New Orleans character, modern amenities, and a vibrant neighborhood all in one. Owner/agent.

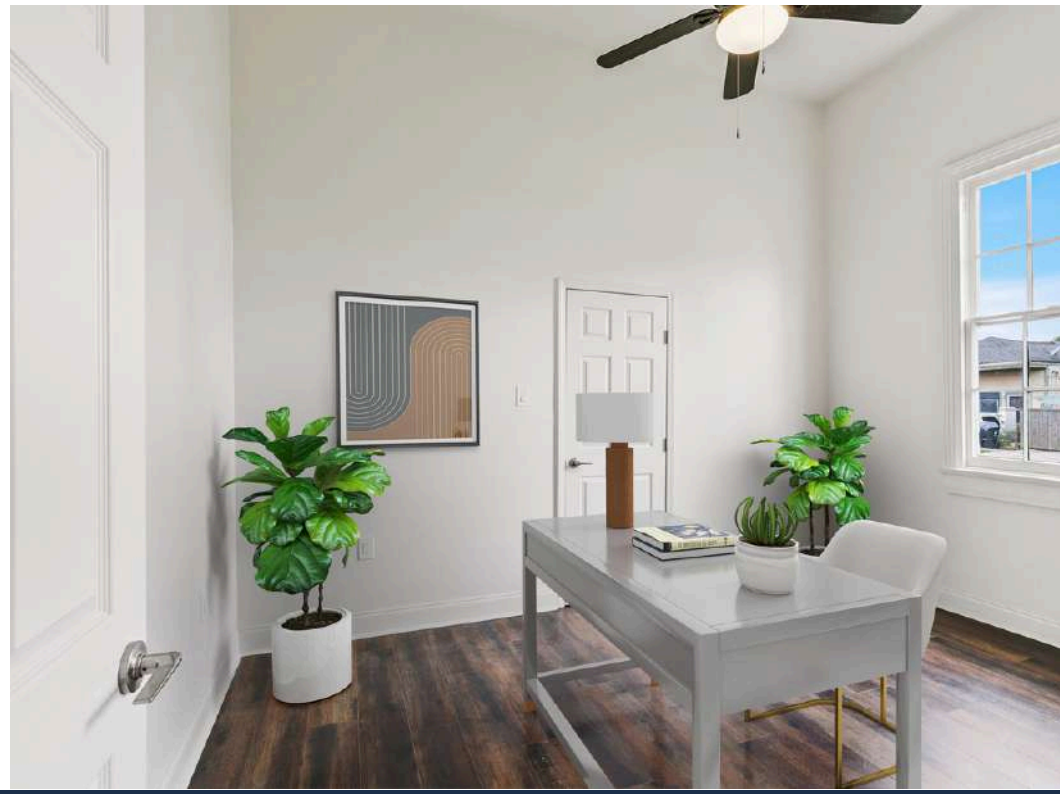
PROPERTY PHOTOS











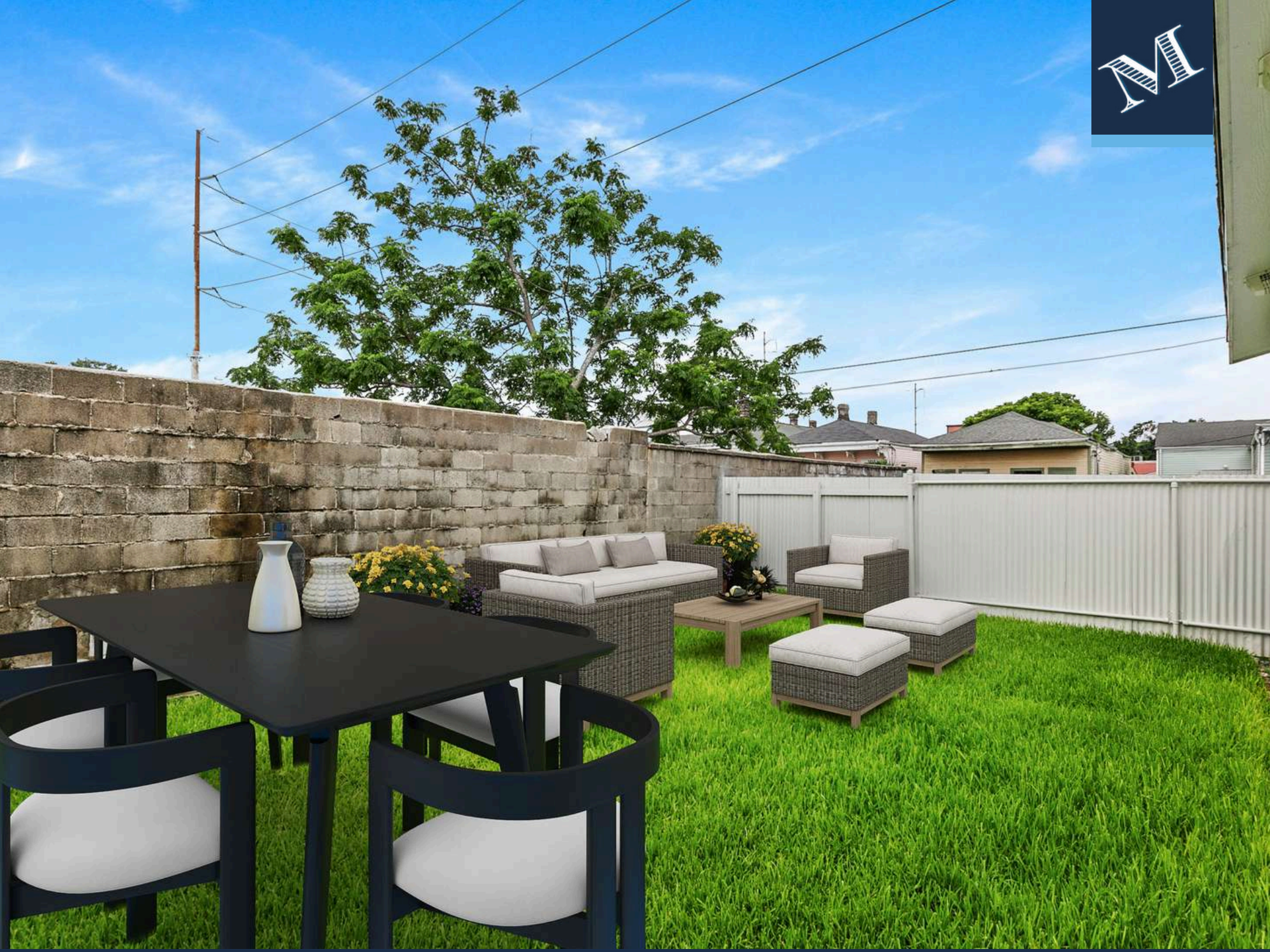













S. CLAIBORNE AVE.
PONTCHATRAIN EXPY.
LASALLE ST.
LOUISIANA AVE.
WASHIGTON AVE.
JACKSON AVE.
SAINT CHARLES AVE.
NAPOLEON AVE.
MAGAZINE ST.
TCHOUPITOULAS ST.
MISSISSIPPI RIVER
Michaels
ULTA BEAUTY
T.J.maxx
HOUSTON'S
Pontchartrain
JACK ROSE
HOTEL SAINT VINCENT
MOJO COFFEE HOUSE NOLA
JUAN'S FLYING BURRITO HECHO EN NOLA
GRIS-GRIS NEW ORLEANS
St. Charles Streetcar
ZEE'S PIZZERIA
Martin WINE & SPIRITS
THE FRESH MARKET
THE CHLOE NO. LA
COMMANDER'S PALACE
STEIN'S Market & Deli
FRENCH TRUCK Coffee
Turkey AND THE WOLF
NOLA Urban South BREWERY
Columns
Touro LCMC Health
THE RUM HOUSE CARIBBEAN TAQUERIA
The Tchoup Yard
Walmart
SUPERIOR SEAFOOD NEW ORLEANS
Lilette
Mahony's PO-BOY SHOP
SHAYA
free people
MIEL BREWERY & TAPROOM

HU-MU ZONED DOUBLE

424 THIRD STREET . NEW ORLEANS . LA . 70130



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THE McENERY COMPANY

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DISCLOSURE AND CONSENT TO DUAL AGENT
DESIGNATED AGENCY

This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) _____
(Insert name(s) of licensee(s) undertaking dual representation)
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as _____.
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

DDA 1/98

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____

AgencyForm Rev. 10/10