

FOR SALE

NAI L^{atter} & Blum

201 – 203 CHARTRES STREET | NEW ORLEANS



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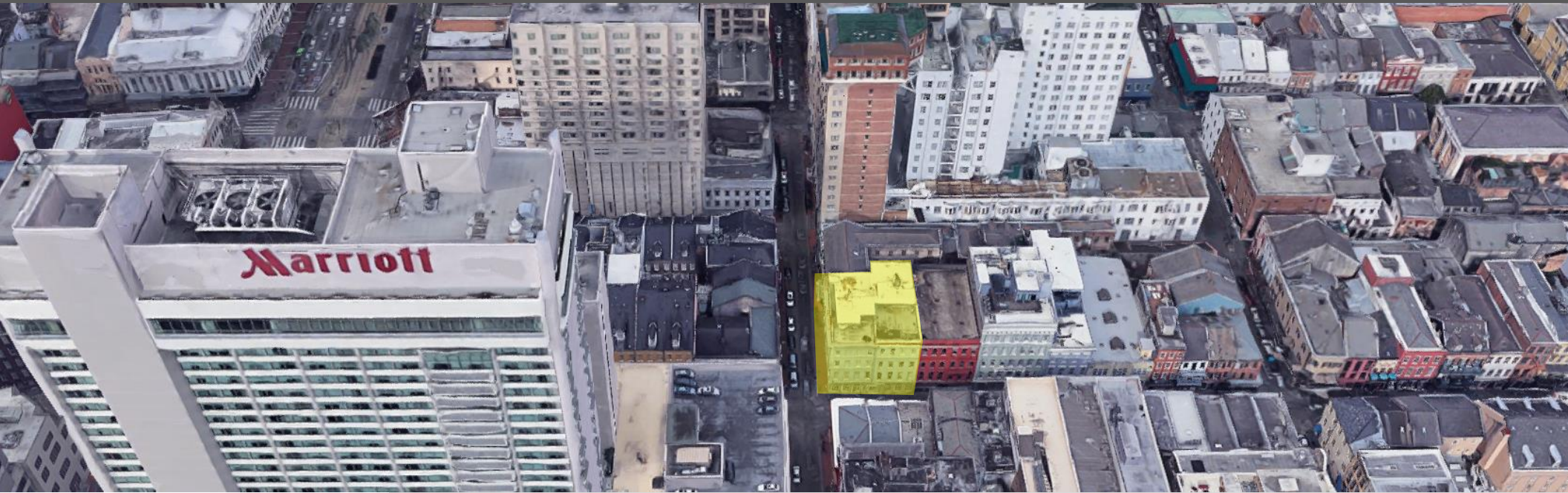
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AN EXTRAORDINARY OPPORTUNITY



201-203 CHARTRES STREET | NEW ORLEANS, LA

EXECUTIVE SUMMARY



ADDRESS:

201 & 203 Chartres Street, New Orleans, Louisiana 70130

DESCRIPTION:

An extraordinary French Quarter opportunity! This 150+ year old historic four and one half story building includes, 20 units (1 ground floor commercial and 19 apartments, including 2 penthouse apartments each with their own private roof top patio) the elevator serviced commercial/residential building contains +/- 21,250 SF of Gross Building Area of which +/-18,970 SF is net rentable area and +/-2,280 SF is common area. The residential unit mix consist of twelve 1bed/1bath units and Seven 2bed/1bath units. The ground floor commercial suite is 4,926 RSF and is currently being offered for lease at \$35.00 psf NNN. The building is situated at the northeast corner of Chartres and Iberville Streets with 64.73' fronting Chartres Street and 69.5' fronting Iberville Street. Lease summaries and financial data available upon execution of a confidentiality agreement

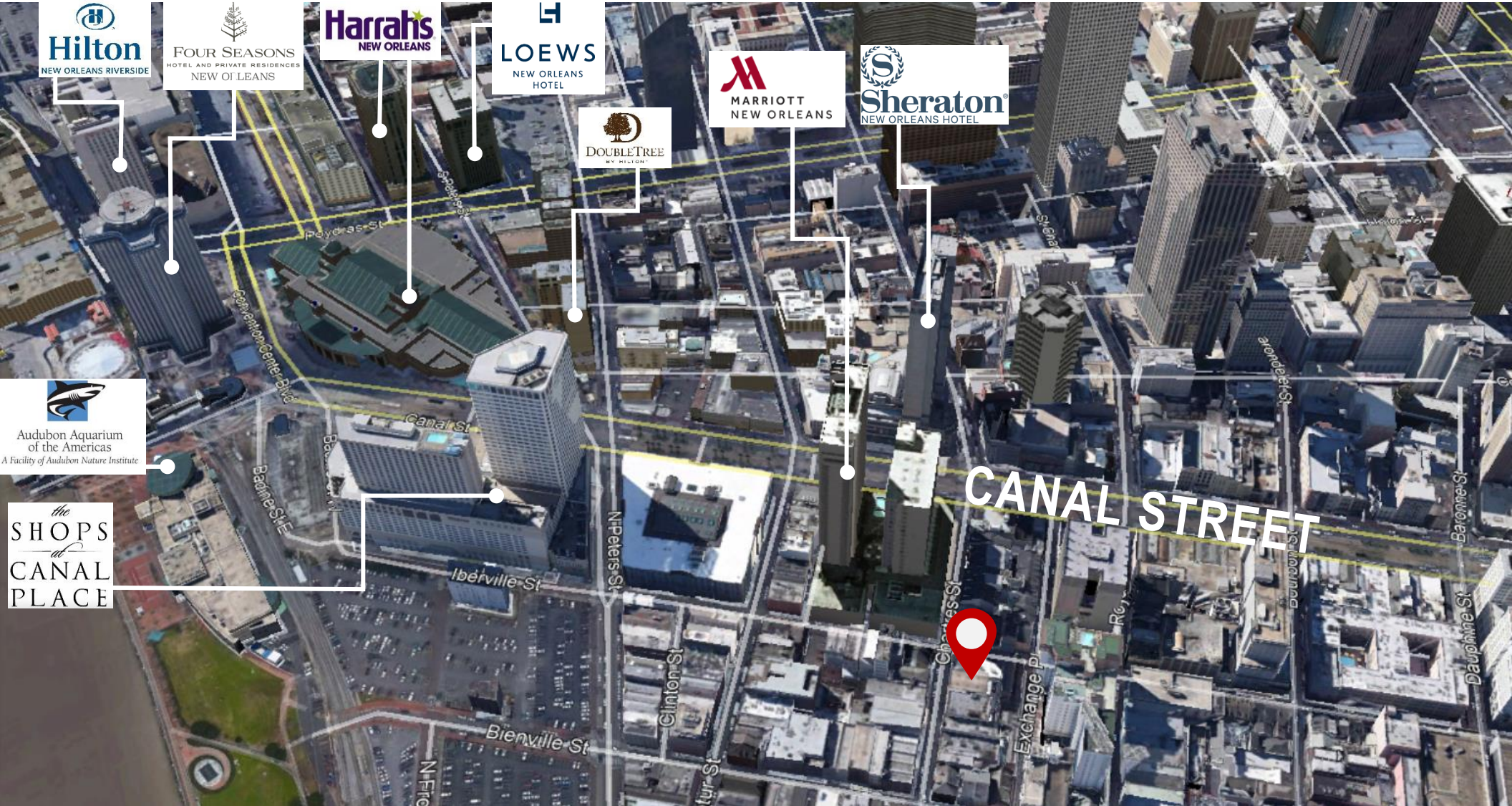
CURRENT ZONING

VCC-2; Vieux Carre' Commercial District

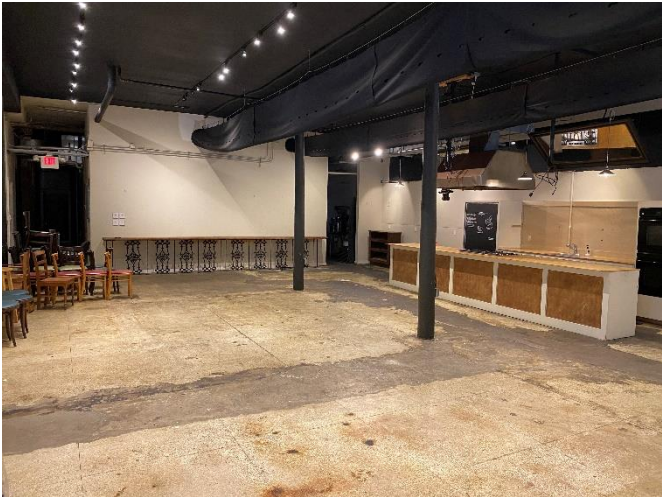
FUTURE ZONING

MU-HC; Mixed-Use Historic Commercial District

COMPELLING FRENCH QUARTER LOCATION



PROPERTY PHOTOS



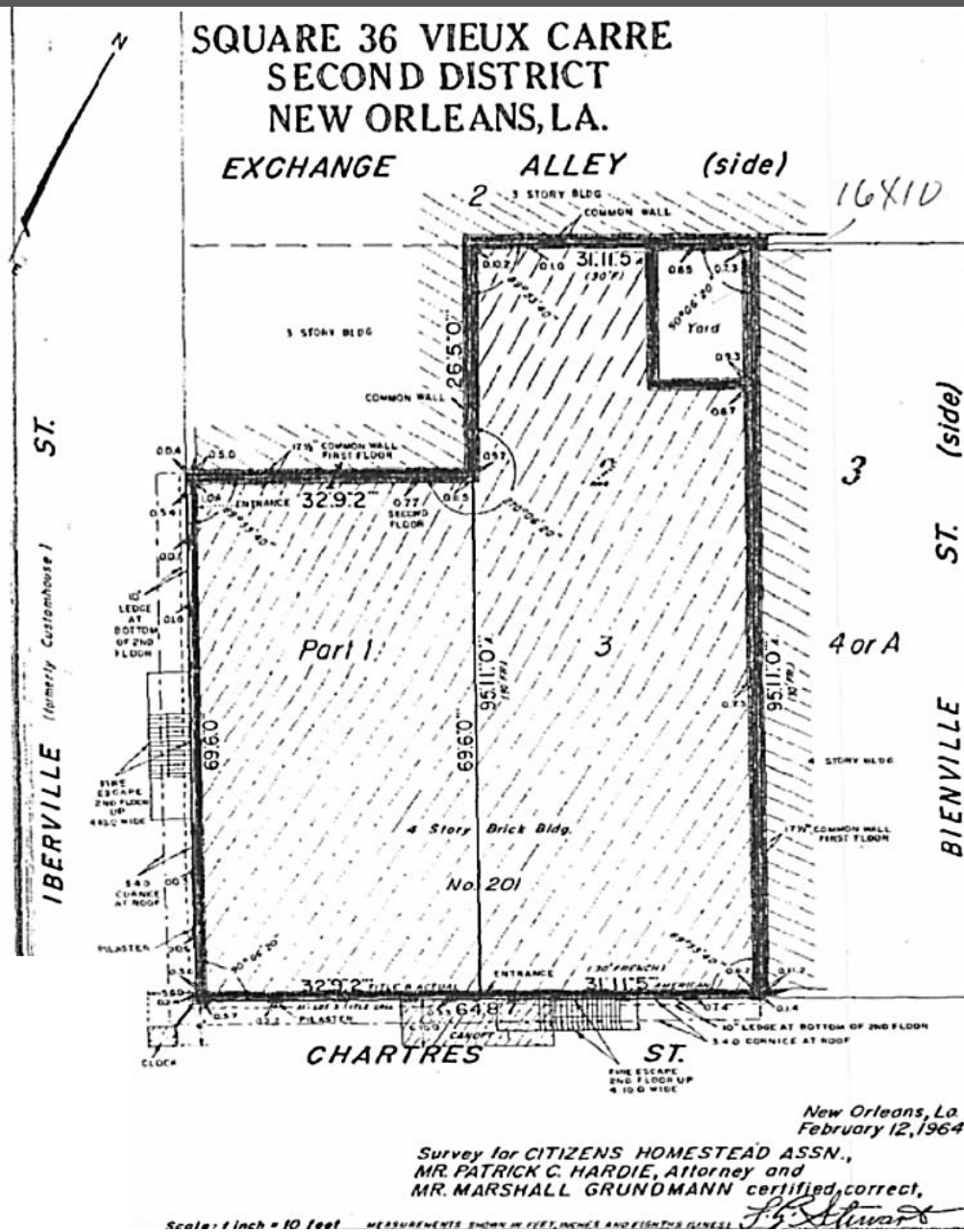
PROPERTY PHOTOS



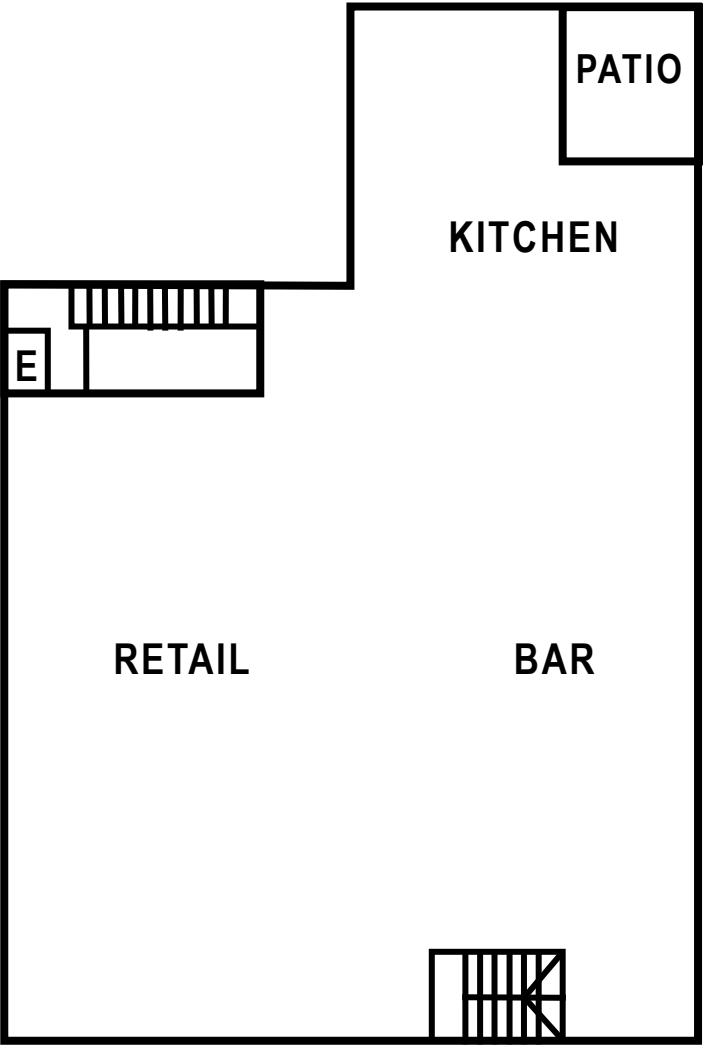
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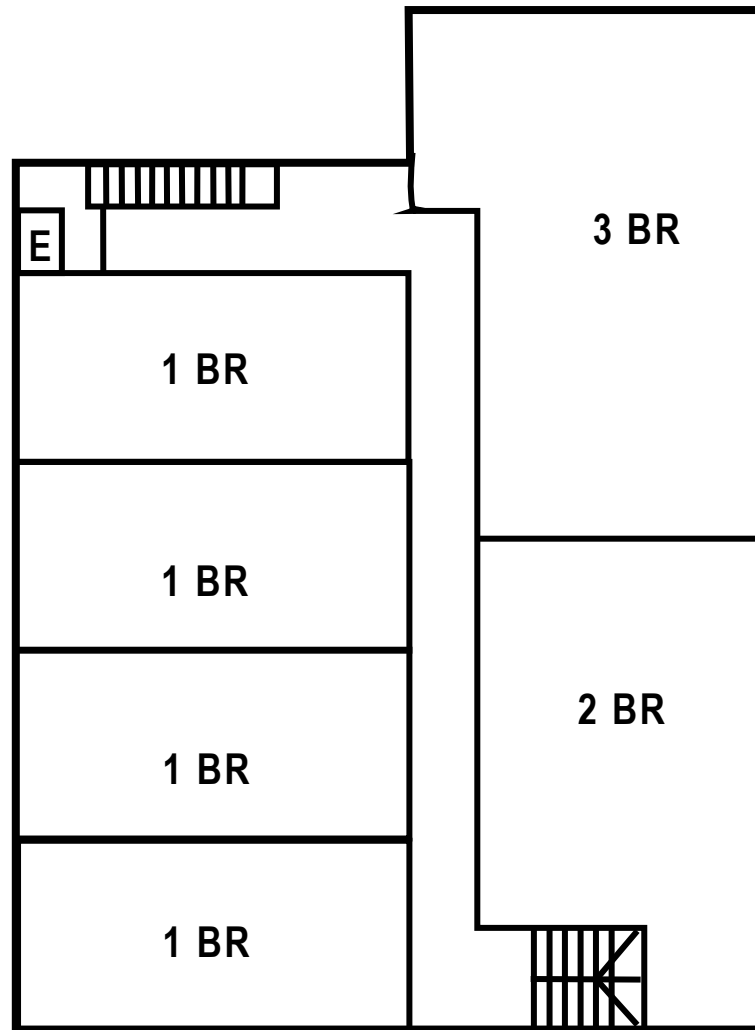
SITE PLAN



1ST FLOOR



2ND, 3RD, & 4TH FLOORS



ROOFTOP HALF FLOOR

