

Exceptional New Orleans Marigny Triangle Development Opportunity



NAI Latter & Blum

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Marigny Development Opportunity



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For more information, and to obtain online access to additional due diligence materials:

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Two adjacent and connected warehouses with a total of 35,857 SF of floor area (incl. 8,753 SF of 2nd floor space) on a 27,115 SF footprint. The space is vacant except for a 1,175 SF month-to-month retail lease.



A 2,365 SF raised double adjacent to the 2121 Chartres Street retail/warehouse component. One side is gutted, the other side is a two bedroom apartment that is currently rented month-to-month.



617 Frenchmen Street (The Palace Market) is a very popular evening market featuring local artists and craftspeople. The venue opens daily at 7pm, and at 2pm on Saturdays. Patrons enter from the Frenchmen Street gateway. The paved lot used for the market comprises 5,736 SF, with 25' frontage on Frenchmen Street.



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ADDRESSES 2113-15 Chartres Street, 2121 Chartres Street, 617 Frenchmen Street

LAND AREA ± 36,915.84 SF

IMPROVEMENTS ± 38,222 SF

ZONING The warehouse buildings at 2121 Chartres Street are zoned HMC-2 (Historic Marigny/Tremé/Bywater Commercial District) Maximum building height for this location is 50'. Permitted uses within this zoning classification include a wide variety of uses, including residential, multi-family, restaurant, general commercial, office and hospitality.

The 617 Frenchmen St lot (in use as the Palace Market) and the double located at 2113-15 Chartres Street are zoned HMC-1 ((Historic Marigny/Tremé/Bywater Commercial District), a commercial zoning classification that also permits a wide variety of residential and commercial uses, albeit somewhat more restrictive.

Zoning Overlay Districts include RDO-1 Residential Diversity Overlay District, EC Enhancement Corridor Design Overlay District, Short Term Rental Interim Zoning District, and AC-1 Arts and Culture Diversity Overlay District

POTENTIAL INCENTIVES Historic Tax Credits: The subject property is located in the Faubourg Marigny Historic District as recognized in the National Register of Historic Places, as well as the St. Claude Corridor Cultural District as established by The Cultural District program created by the Louisiana Legislature in 2007.

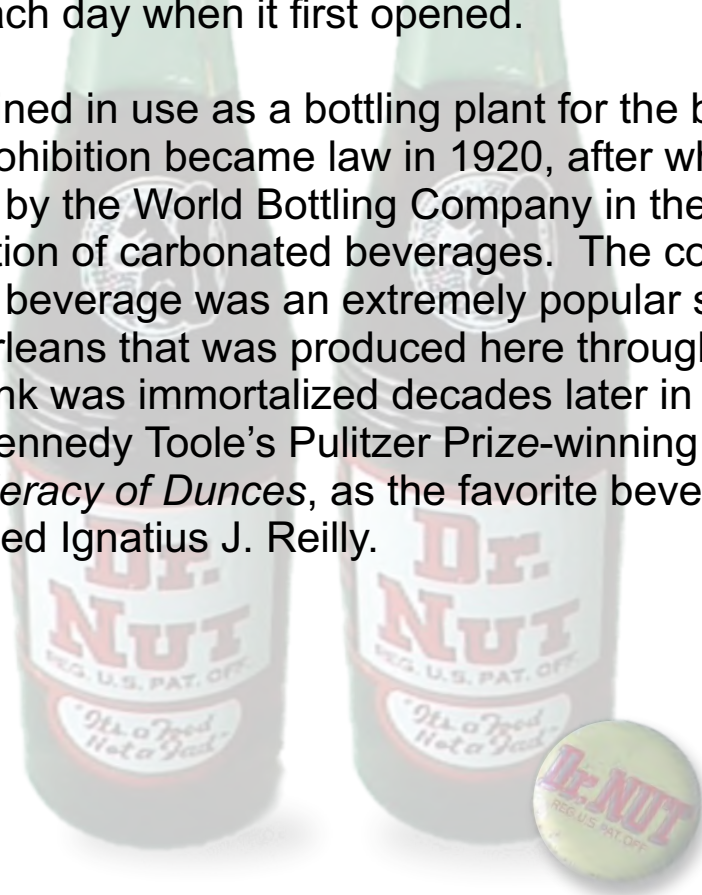
The Historic Districts Landmark Commission (HDLC) has jurisdiction over any portion of a building or property that is visible from a public right-of-way in this historic district, and classifies buildings into one of three categories: Significant, Contributing and Noncontributing. All of the improvements in this offering are classified as Contributing.

Price \$6,950,000

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The handsome warehouse component of this offering at 2121 Chartres Street has a very storied past. The first documented development of the current building was in 1905, initially used as a bottling plant in support of the of the adjacent Columbia Brewing company that opened in 1899. The brewery produced 180 barrels of beer each day when it first opened.

It remained in use as a bottling plant for the brewery until Prohibition became law in 1920, after which it was utilized by the World Bottling Company in the production of carbonated beverages. The company's Dr. Nut beverage was an extremely popular soft drink in New Orleans that was produced here through 1948. The drink was immortalized decades later in author John Kennedy Toole's Pulitzer Prize-winning novel *A Confederacy of Dunces*, as the favorite beverage of the esteemed Ignatius J. Reilly.



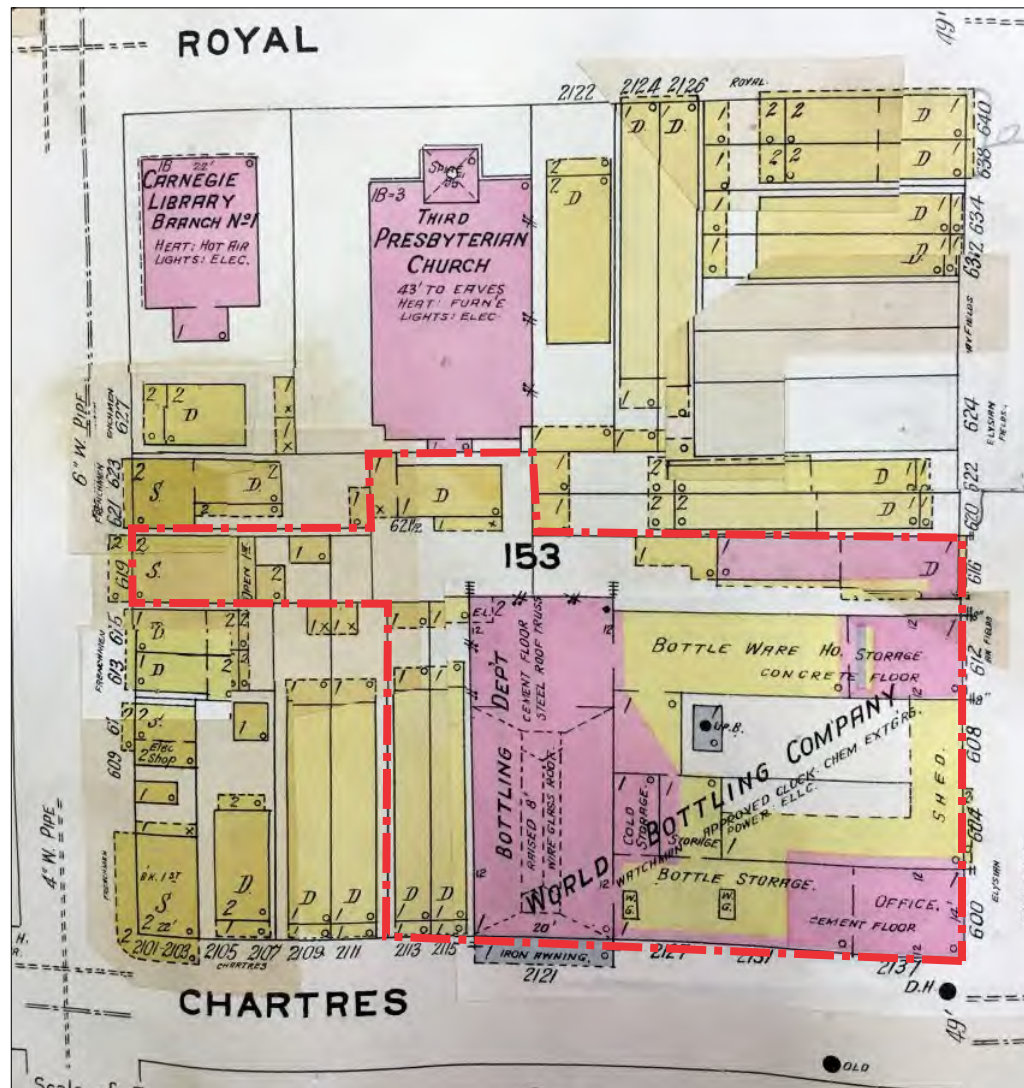
Dr. Nut delivery driver outside of 2121 Chartres St.



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Sanborn Insurance Map updated through 1928

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-  Retail/office month-to-month
-  Residential month-to-month
-  Owner occupied or controlled
-  Vacant

NOTE: Full lease information is included in the full due diligence materials available upon execution of confidentiality agreement

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① Igor's Checkpoint Charlie

② Hotel de la Monnaie

③ The Frenchmen Hotel

④ Louisiana Music Factory

⑤ Mona's Cafe

⑥ The Maison

⑦ The Blue Nile

⑧ Three Muses

⑨ Favela Chic

⑩ Dat Dog

⑪ d.b.a.

⑫ The Spotted Cat

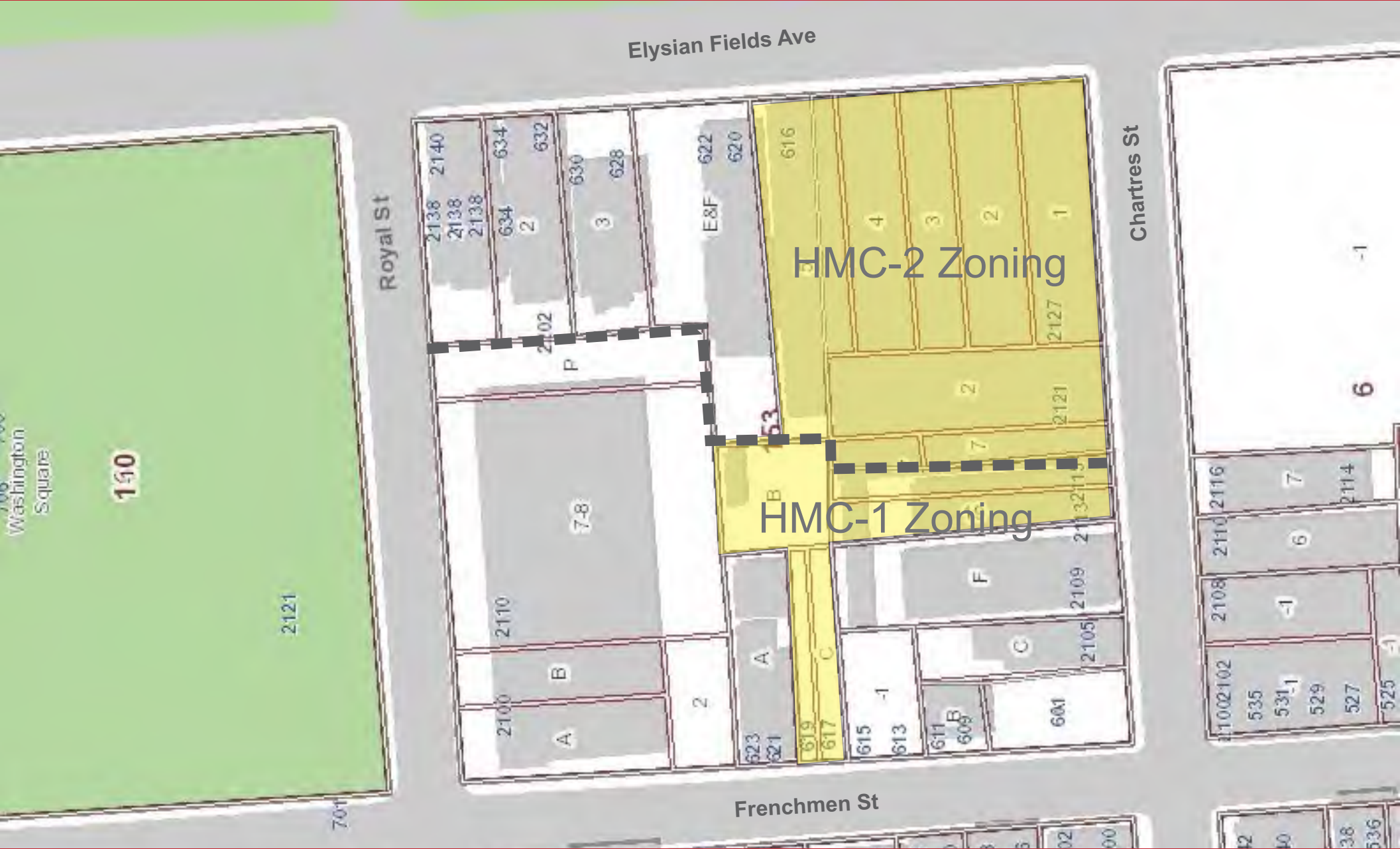
⑬ Snug Harbor

⑭ Christopher Inn

⑮ Marigny Brasserie

⑯ Royal Frenchmen Hotel

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Marigny Investment and Development Opportunity



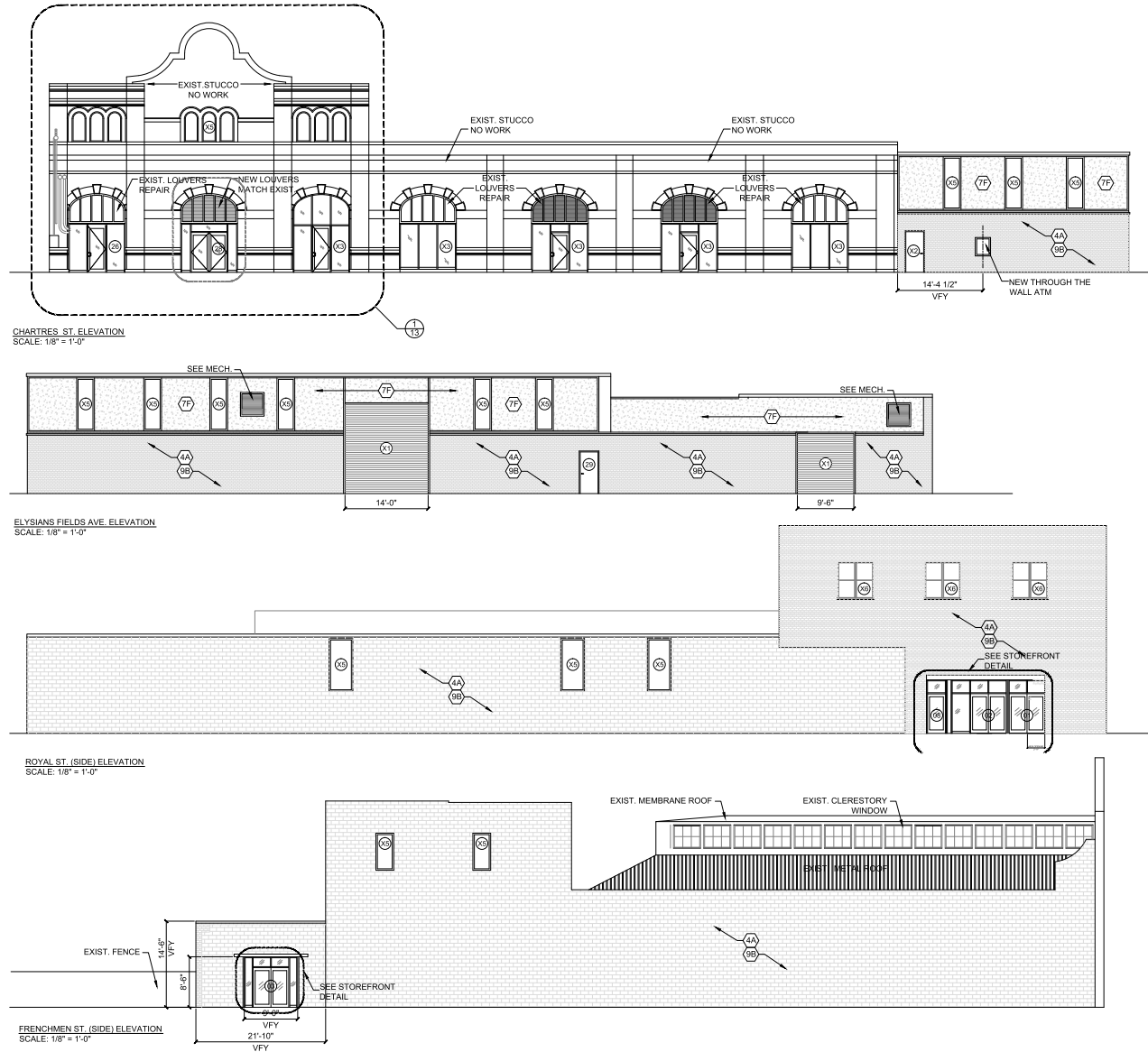
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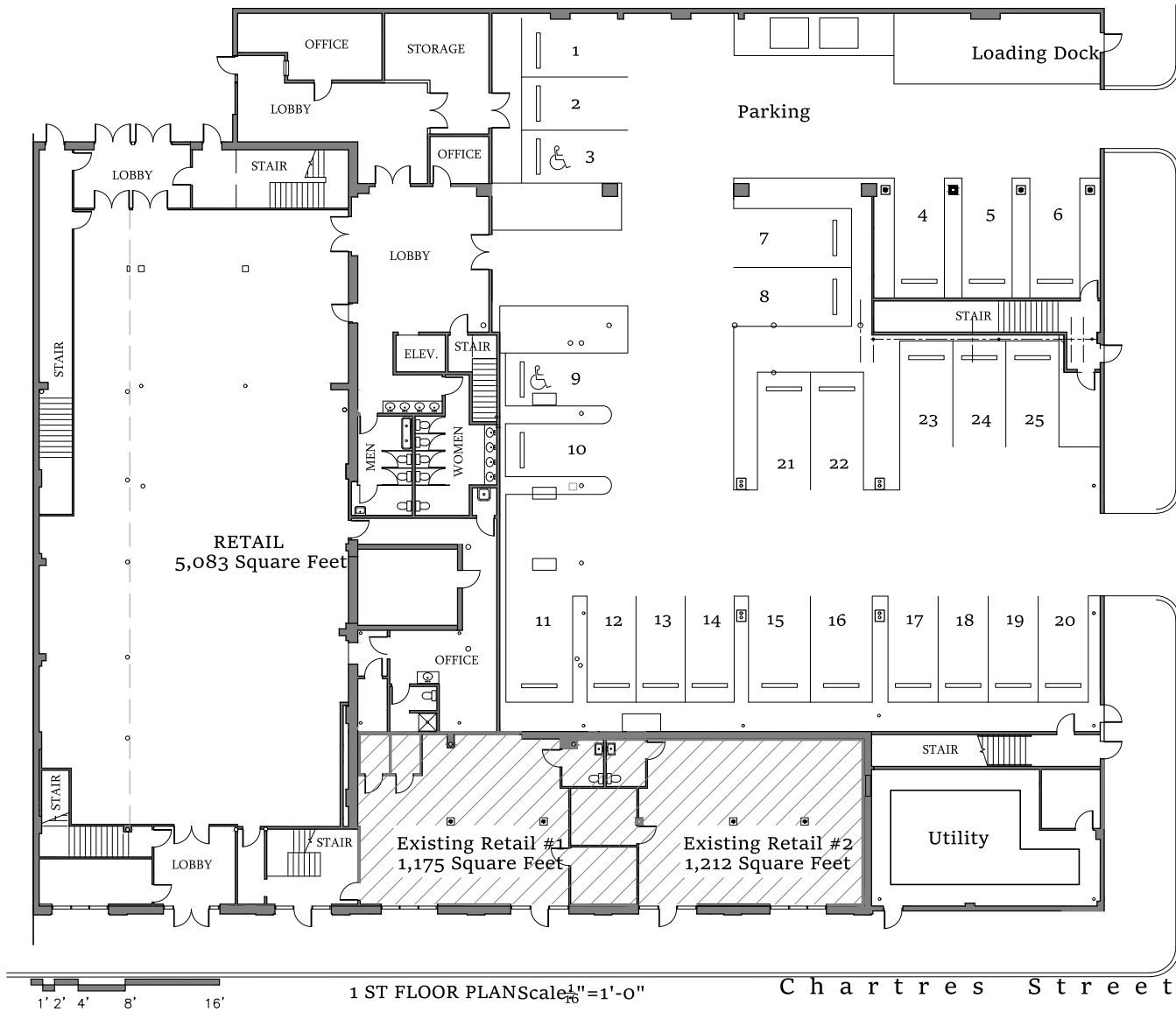
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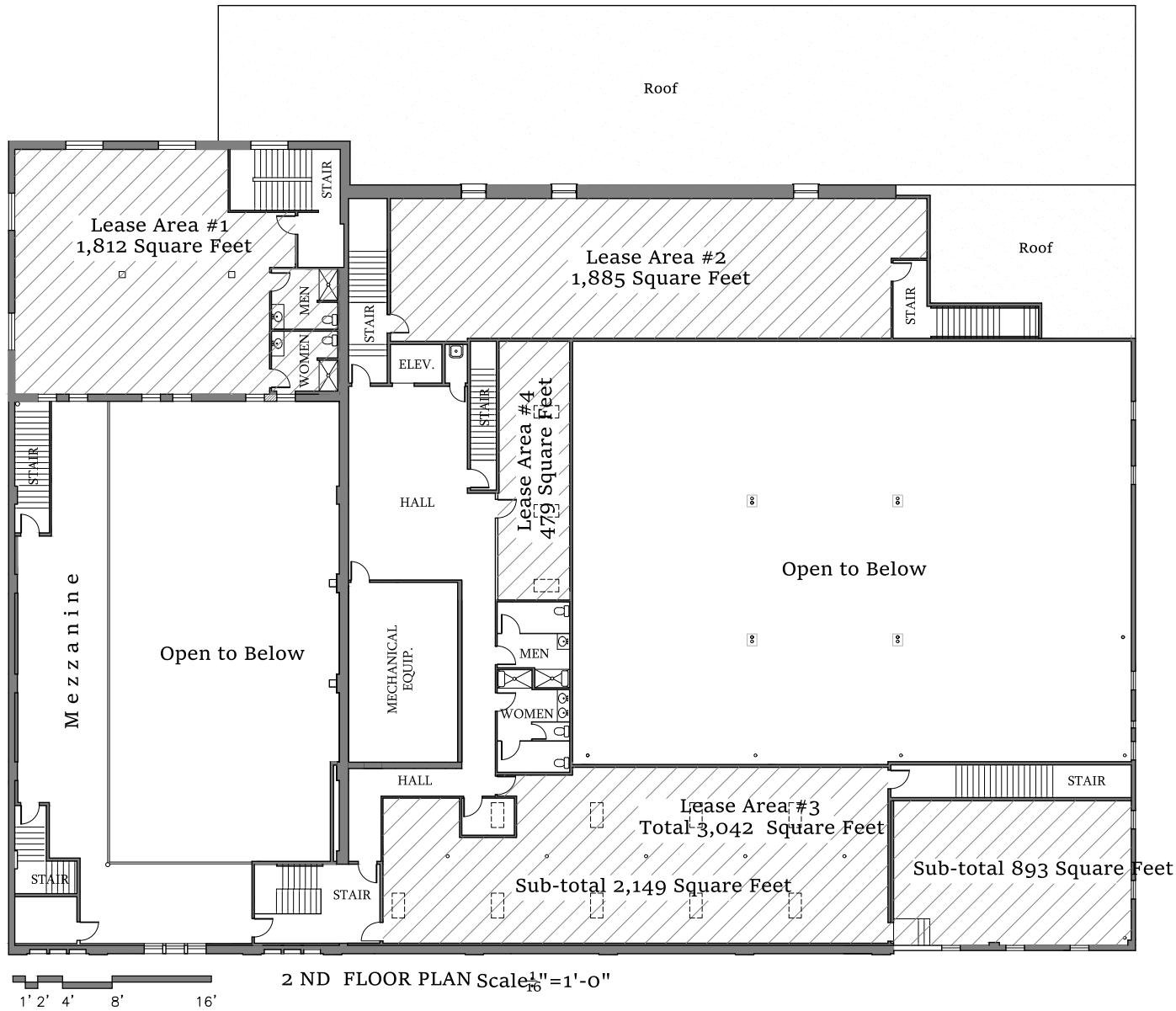
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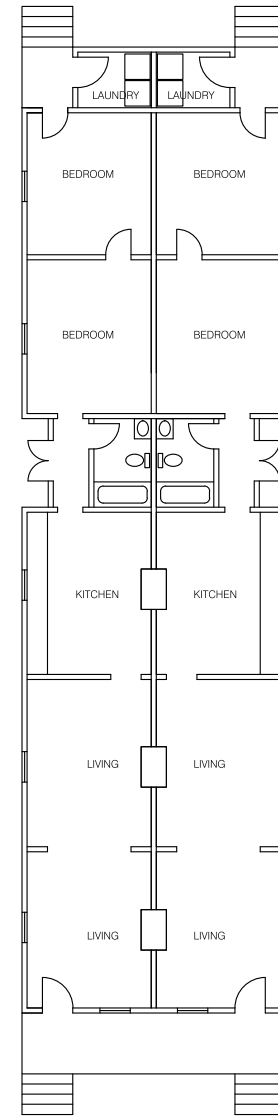
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BCNO 5
2365 SQ. FT.

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Supplemental Imagery

Panoramic 360° drone video at the property is available to view from the following hyperlinked images:



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