



**308 Decatur St/311 N. Peters St**

New Orleans, LA 70130

**\$3,950,000**

For more information:

**Rich Stone, CCIM**

504 569 9319

rstone@latterblum.com

Licensed in Louisiana and Mississippi

THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

430 Notre Dame Street

New Orleans, LA 70130

504 525 1311 tel

[latterblum.com](http://latterblum.com)

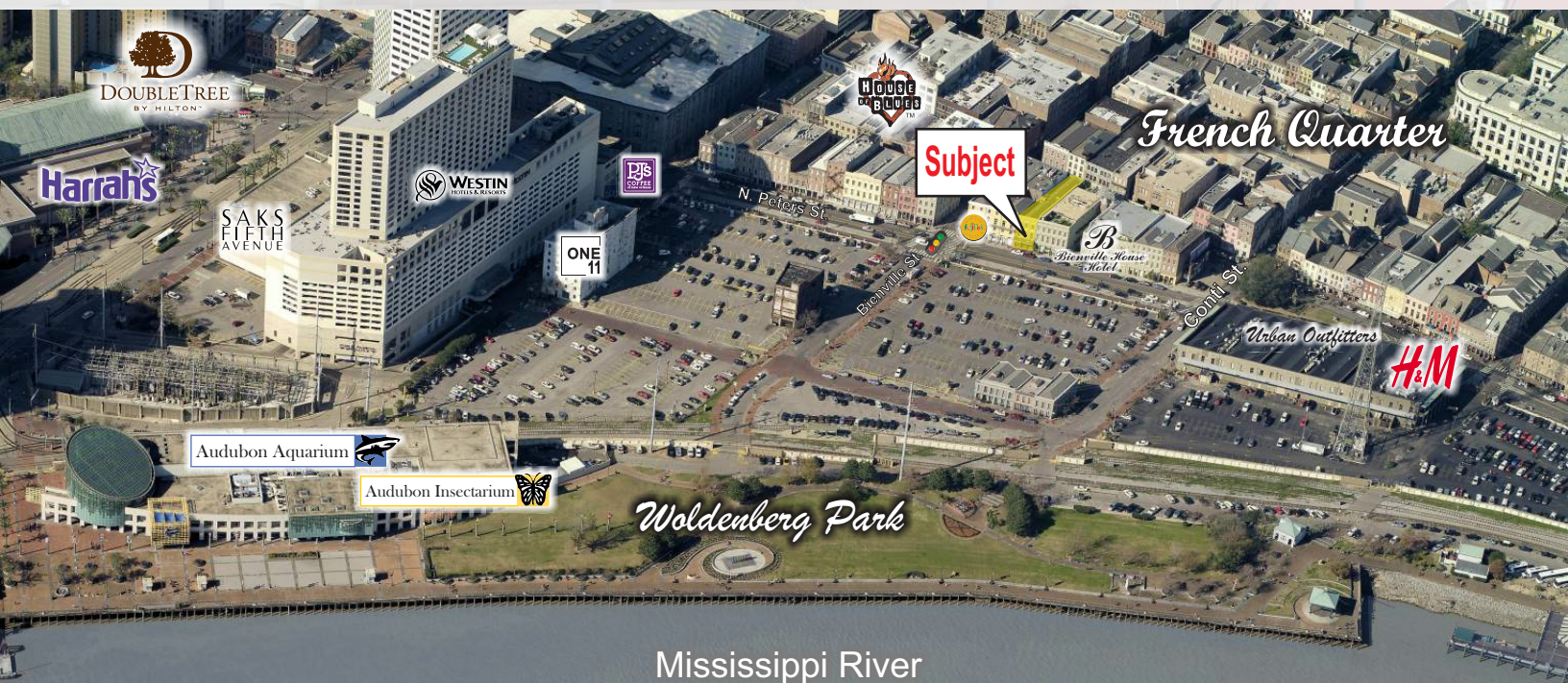


View from N. Peters St.

This magnificent property underwent a total and exquisite renovation in 2015, when it was transformed into two retail spaces and four elegant apartments (Williams Architects and Carimi Construction & Development). All units are part of a condominium regime, and this offering includes all six condominium units, which can be maintained as a single investment or divided as desired by the purchaser. All four residential units are currently leased, as are both of the two commercial spaces.

- ❖ Approximately 9,324 SF of building area
- ❖ Two commercial spaces
- ❖ One oversized 1-bedroom, 1 1/2 bath apartment
- ❖ One 2-bedroom, 2 bath apartment
- ❖ Two 2-bedroom, 2 1/2 bath apartments
- ❖ The spacious apartments are elevator-served with entry from Decatur St.
- ❖ Beautiful and spacious balconies on both Decatur and N. Peters St.
- ❖ All apartments have high-end finishes including Thermador appliances, quartz countertops and washer/dryer

Note: Comprehensive financial information can be made available for review upon execution of a confidentiality agreement



Mississippi River

# Commercial Units

Total Commercial 2,933 SF

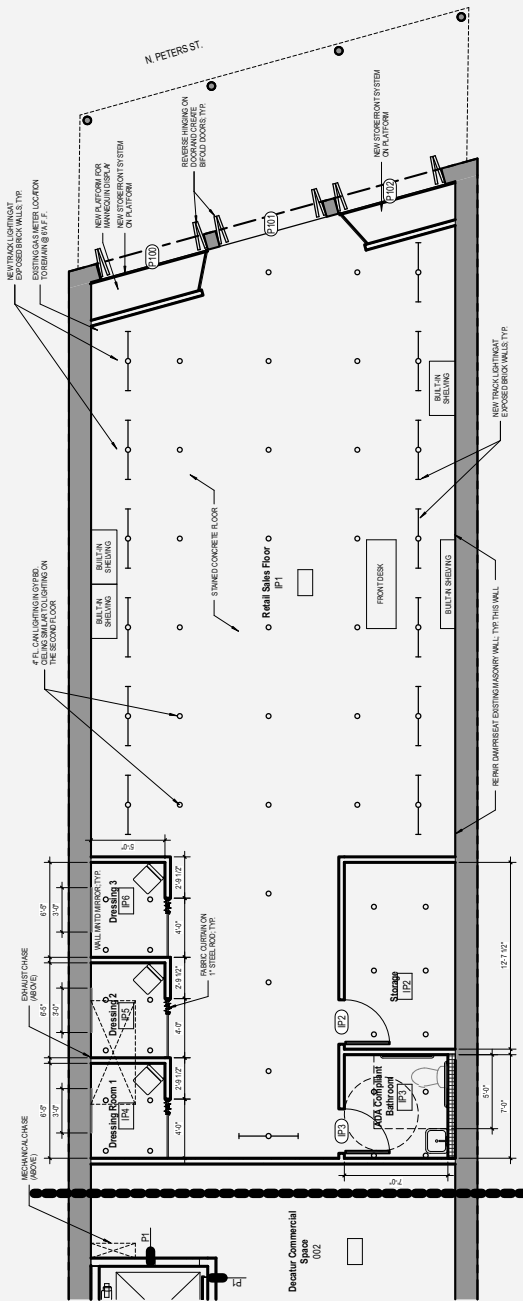


308 Decatur St. 1,156 SF

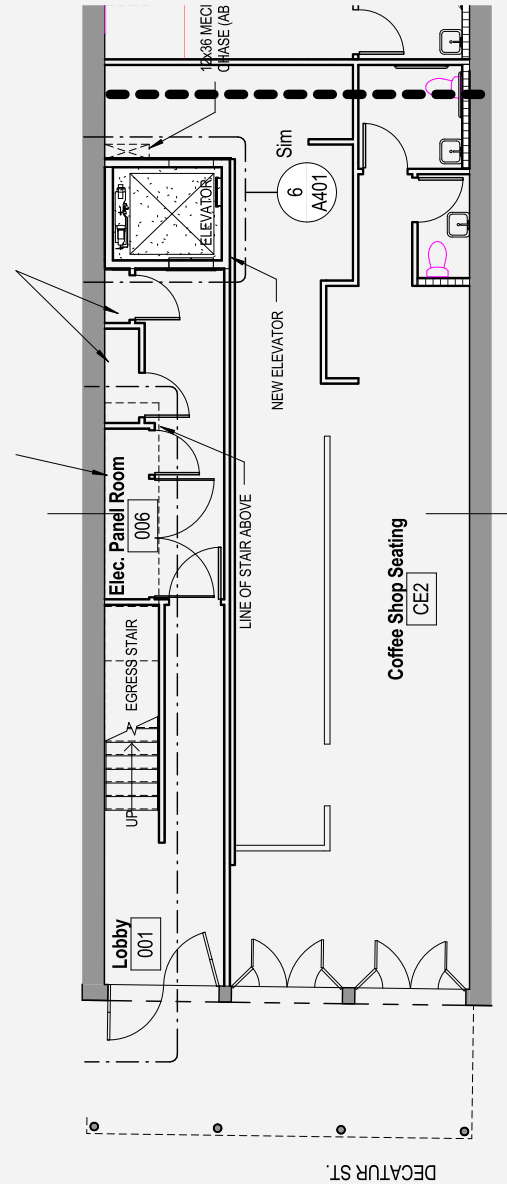


311 N. Peters St. 1,777 SF

# Commercial Units - Floor Plans



311 N. Peters St - 1,777 SF  
Vape and Smoke Paradise



308 Decatur St - 1,156 SF  
Thaihey NOLA Restaurant

# Residential Units



# Residential Units



# Residential Units



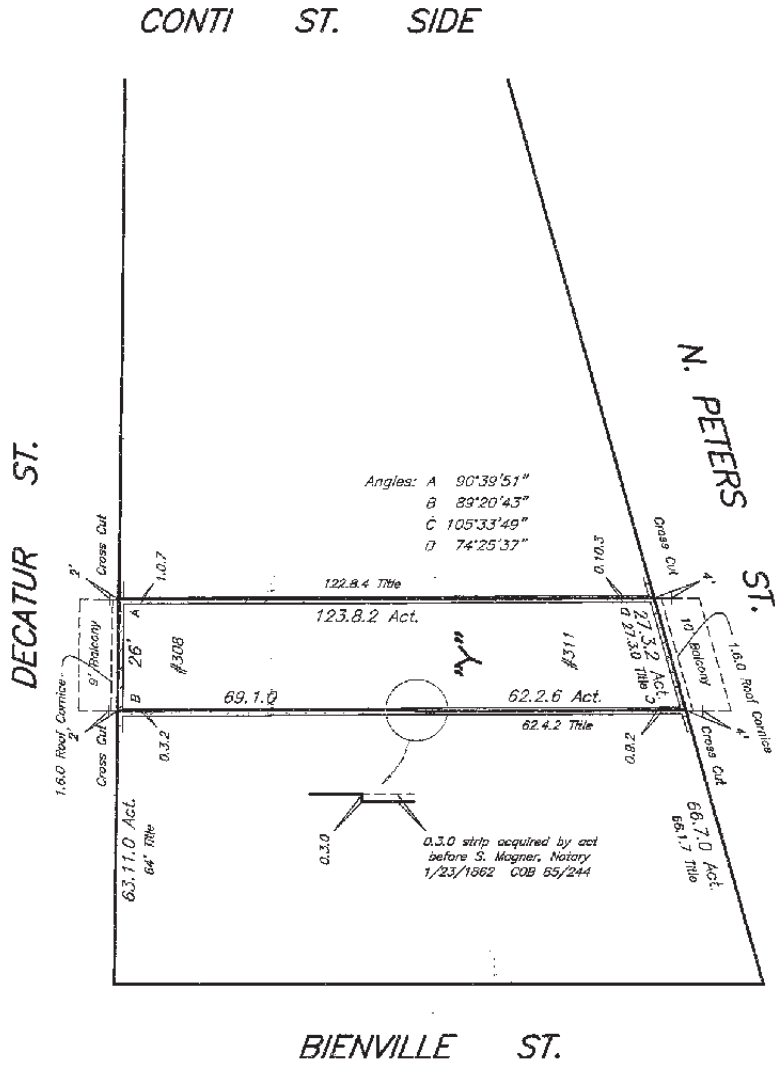




# Survey

SQ. NO. 8  
SECOND DISTRICT

ORLEANS PARISH  
NEW ORLEANS, LA



Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "B"

All lot angles as per plan of sub.

Date: August 28, 2013

Scale: 1" = 30'

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "C" survey.  
Made at the request of Williams & Associates.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

112145

# Area Maps

