

3800 Toulouse Street New Orleans, LA

TALBOT  
REALTY GROUP

AVAILABLE FOR SALE



## NEW ORLEANS MID-CITY LOT

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

LOCATION:	3800 Toulouse Street New Orleans, LA 70119 (bounded by N. Cortez and N. Scott Streets)
PRICE:	\$1,750,000
SIZE:	38,650 square feet 320.08' x 120.75'
ZONING:	MU-1, Medium Intensity Mixed-Use District
COMMENTS:	This infill lot is located in vibrant Mid-City across from The Cannery, a special events venue, and one-half block from the Lafitte Greenway.

The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION CONTACT:

**BOBBY TALBOT, CCIM**

(504) 525-9763

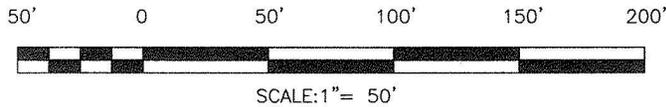
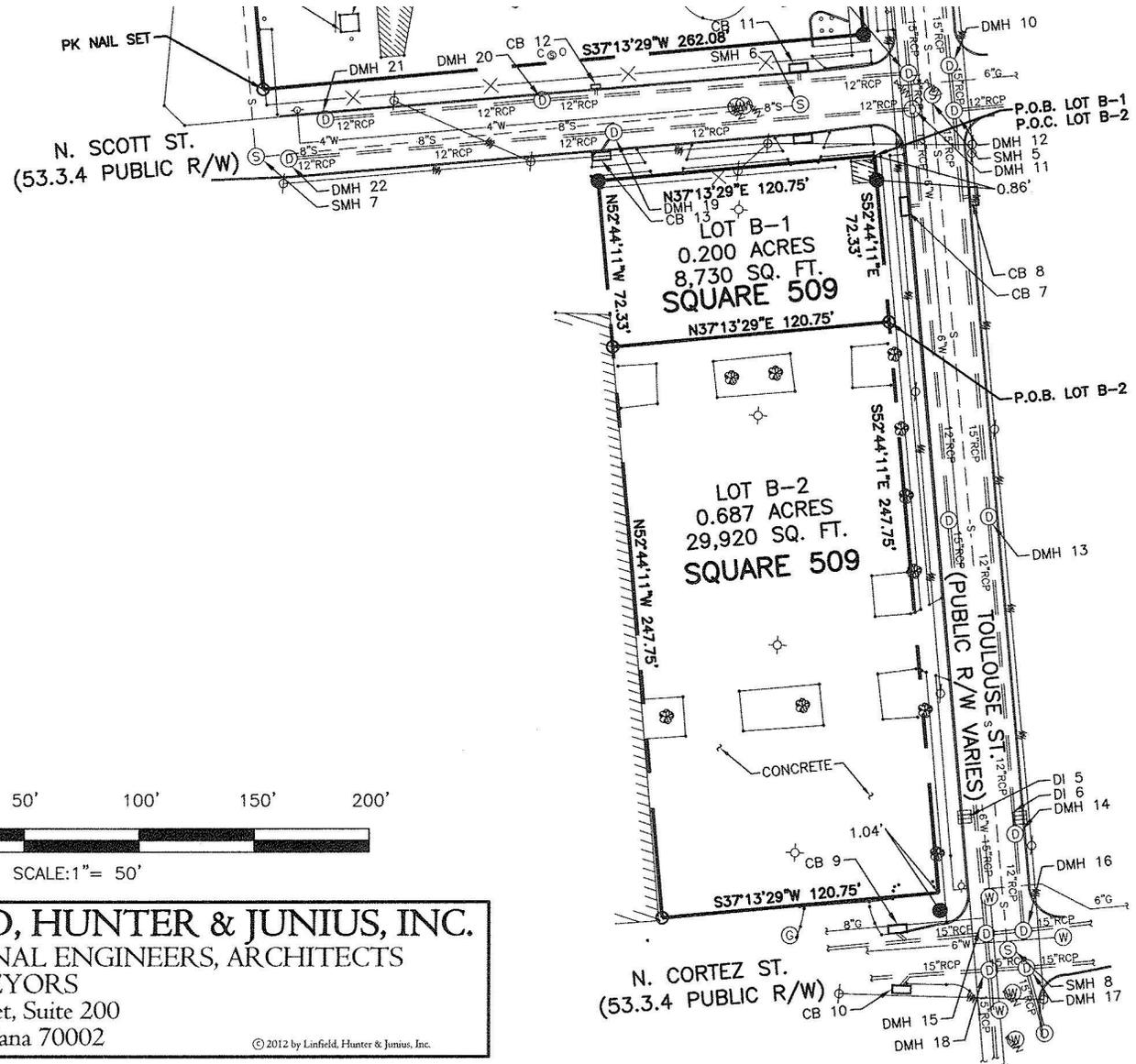
[btalbot@talbot-realty.com](mailto:btalbot@talbot-realty.com)

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NEW ORLEANS, LA



SURVEY

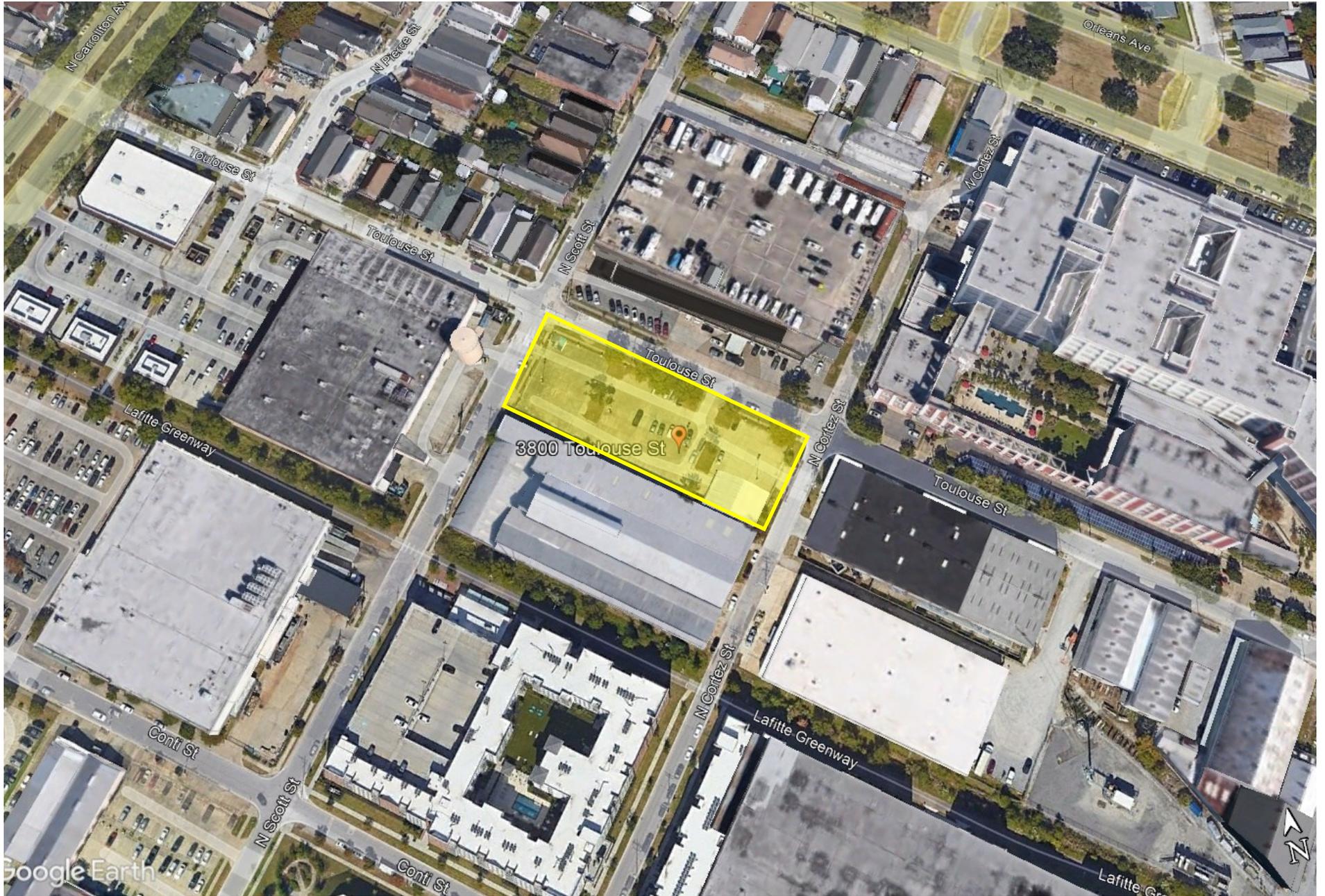


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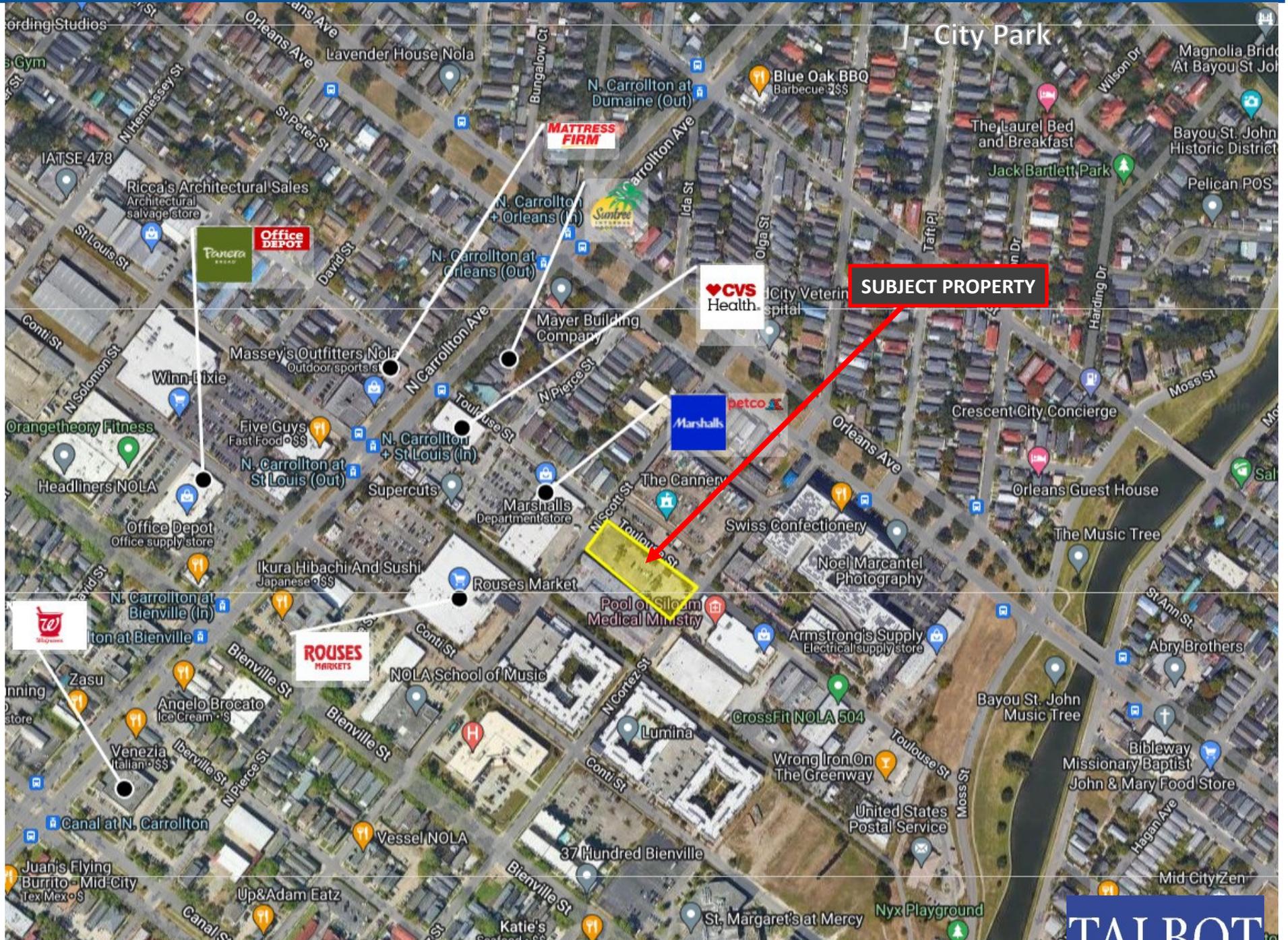


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