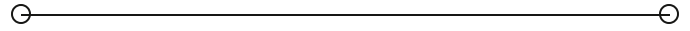


SALE

Motivated Seller - Quaint, Mid-City Building

3310 CONTI STREET

New Orleans, LA 70119



PRESENTED BY:

SAM HURLEY

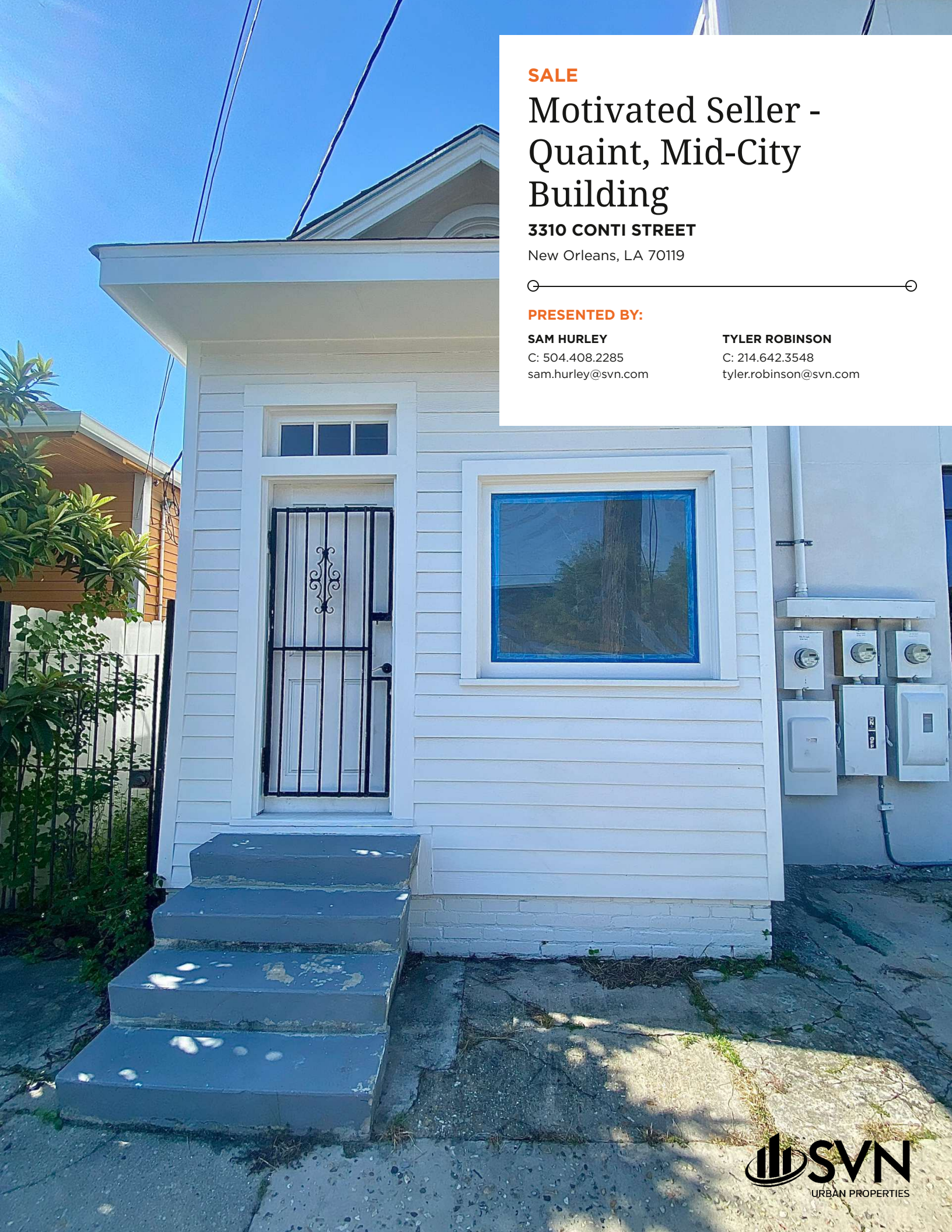
C: 504.408.2285

sam.hurley@svn.com

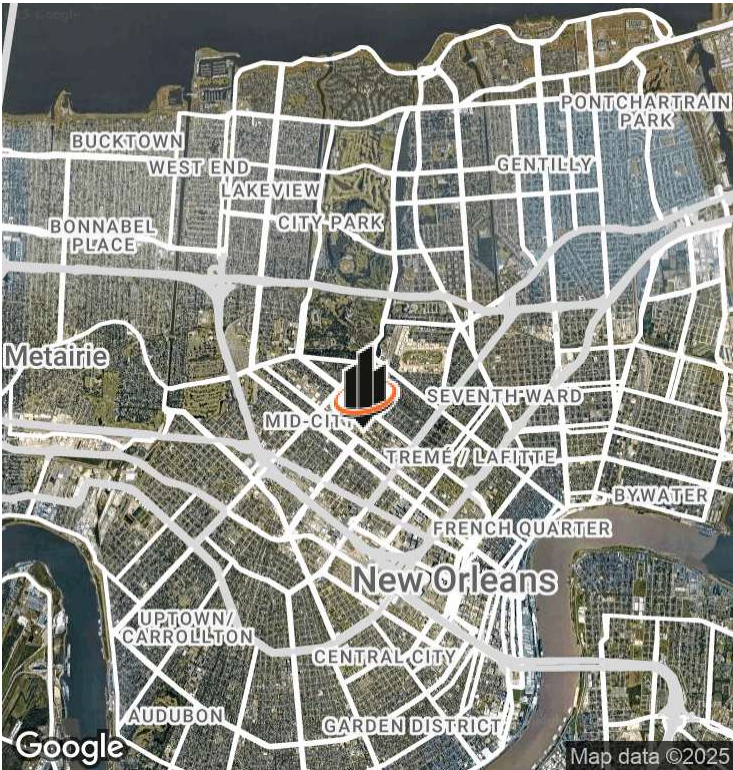
TYLER ROBINSON

C: 214.642.3548

tyler.robinson@svn.com



PROPERTY SUMMARY



LOCATION DESCRIPTION

The property is located just off of N Norman C Francis & Bienville in the the Mid-City neighborhood of New Orleans. Not far from City Park & the Fair Grounds, as well as the French Quarter & Downtown, Mid-City is home to a mix of restaurants & bars, retail, and office.

Notable nearby locations include Lafitte Greenway, Liuzza’s, Parkway Bakery & Tavern, Bayou St. John, Bayou Beer/Wine Garden, Katie’s, Wrong Iron, and plenty more!

OFFERING SUMMARY

SALE PRICE:	\$289,000
BUILDING SIZE:	±447 SF
LOT SIZE:	±578 SF
ZONING:	HU-RD2

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PROPERTY DESCRIPTION

SVN | Urban Properties is pleased to present this blank canvas opportunity, excellent for any owner-occupant or investor looking to establish themselves in the Mid-City neighborhood of New Orleans.

3310 Conti is suited for a wide range of potential uses. In 2023, conditional use approval was granted to current owner to permit for a neighborhood commercial establishment (coffee shop). They did not pursue said project; Therefore, the building remains gutted and ready for build-out.

Details regarding all approved plans at 3310 Conti are available upon request.

INTERIOR



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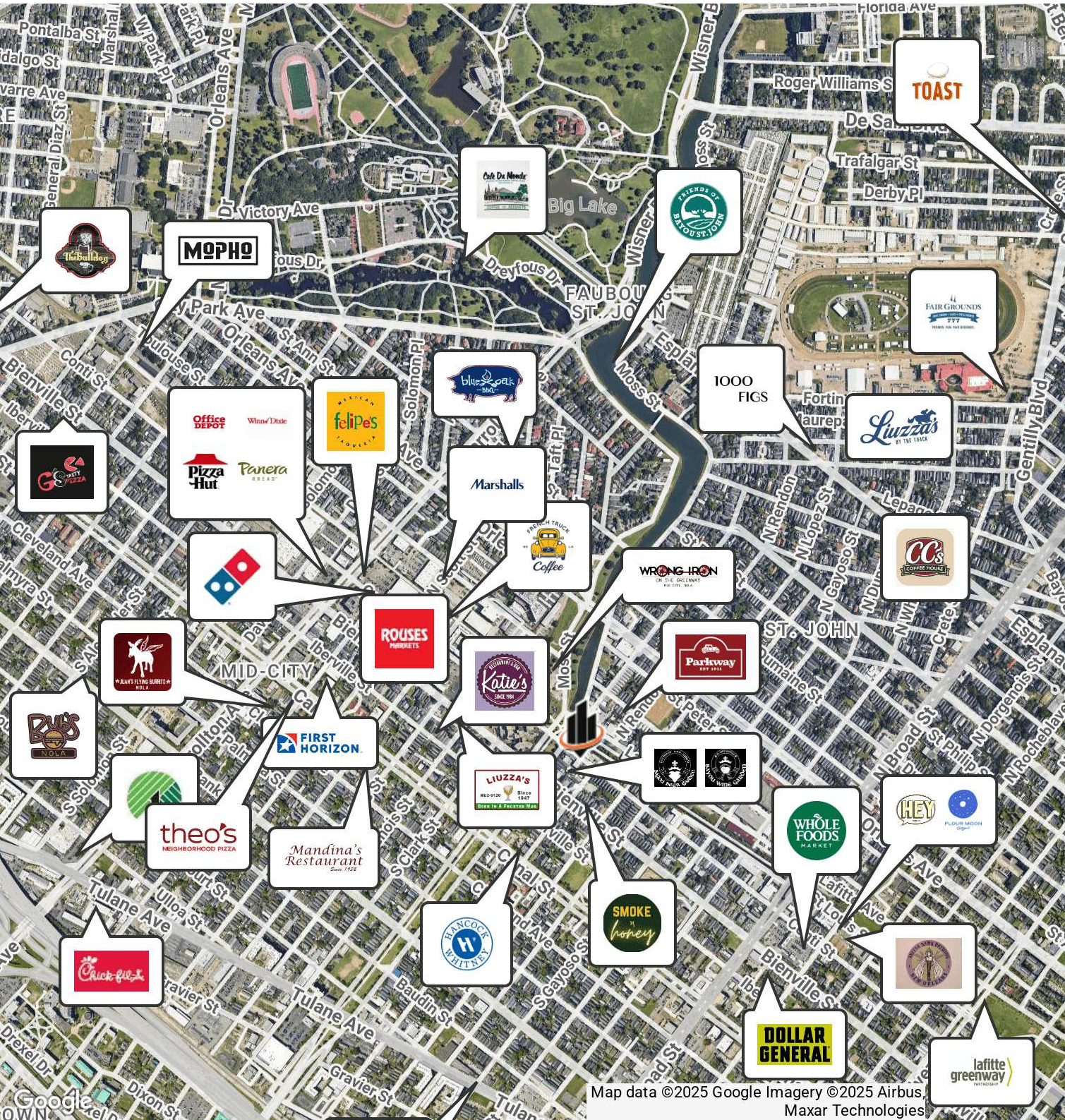
MOTIVATED SELLER - QUAIN, MID-CITY BUILDING | 3310 Conti Street New Orleans, LA 70119

SVN | URBAN PROPERTIES

3

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

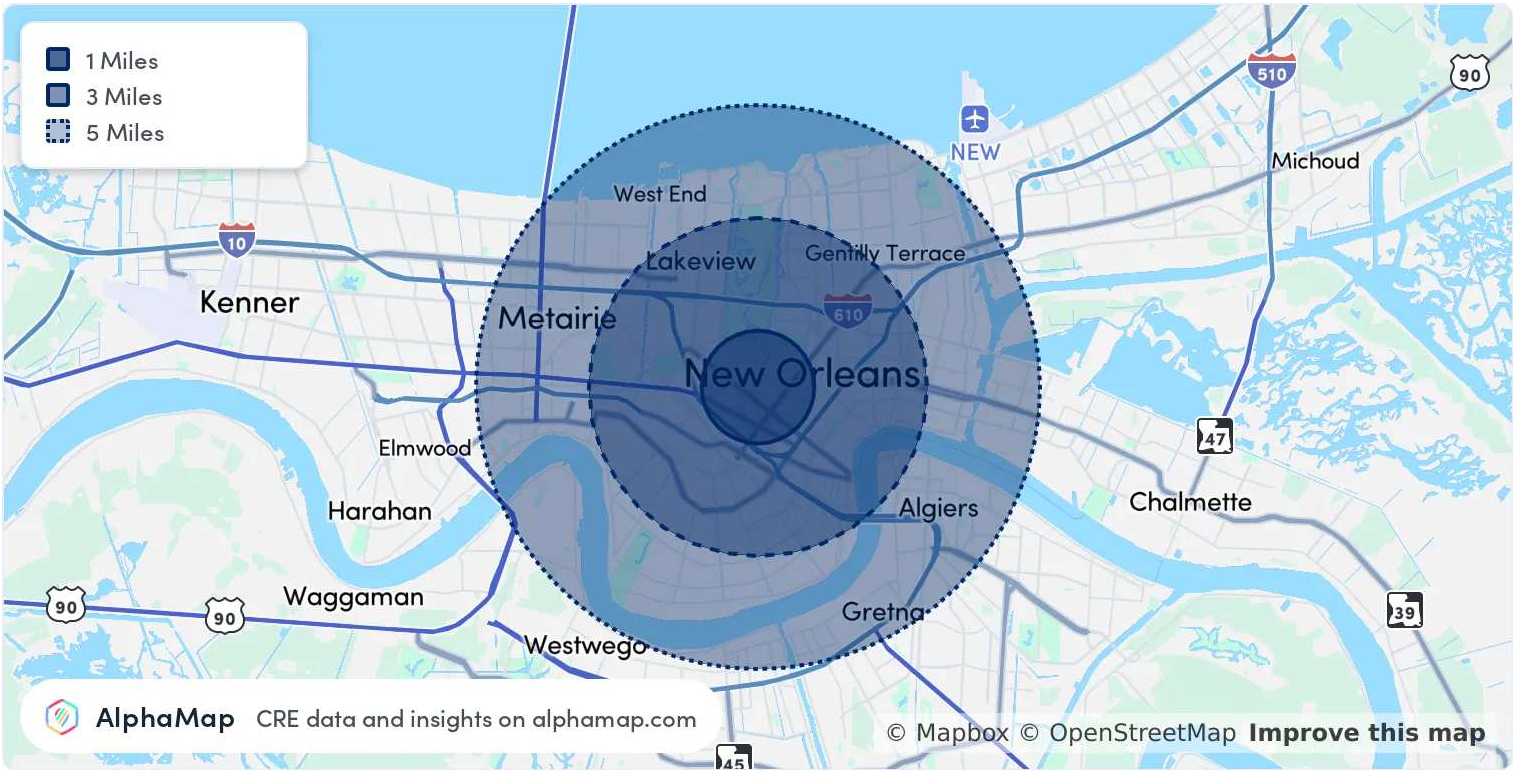
RETAILER MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	25,339	176,447	369,096
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,933	82,606	167,905
PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$77,080	\$88,941	\$91,636
AVERAGE HOUSE VALUE	\$465,822	\$494,720	\$453,038
PER CAPITA INCOME	\$36,704	\$42,352	\$41,652

Map and demographics data derived from AlphaMap

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MEET THE TEAM



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