

FOR SALE

920-926 Tchoupitoulas St.
NEW ORLEANS, LA



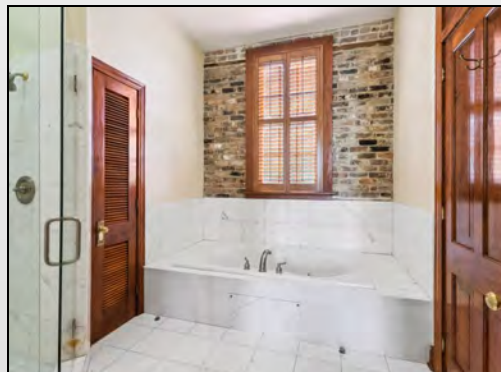
MIXED-USE HISTORIC WAREHOUSE DISTRICT PROPERTY

Circa 1900 commercial property renovated and converted to residential, office and warehouse use.

\$1,999,900

- Ground floor corner office space (LEASED)
- Huge 2nd floor consisting of a 2260F residence with private entrance, garage, exposed beams & brick, wide plank floors & 742SF roof terrace.
- Adjacent warehouse space with Tchoupitoulas frontage. One roll up door and pedestrian entrance.
- CBD-6 zoning allows for many uses and future development.
- Historic District. Property qualifies for historic tax credits.
- Developable height restriction: 5 stories and 65 feet.
- Adjacent to Cochon Restaurant and located on highly visible corner

A MUST SEE!



EXCLUSIVE LISTING BROKER
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920-926 Tchoupitoulas St. NEW ORLEANS, LA



Second Floor Great Room



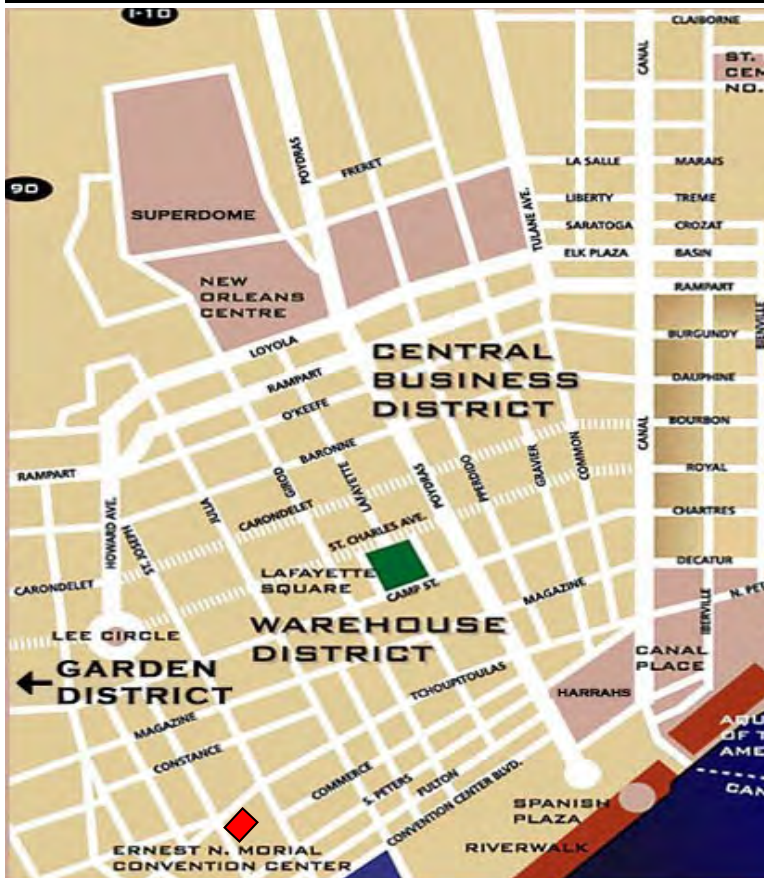
Office Kitchenette



Office Bathroom



Ground Floor Office



Tchoupitoulas Warehouse



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920-926 Tchoupitoulas Street / 352 S. Diamond Street New Orleans, Louisiana Property Features

352 S. Diamond Street

- Second floor corner residence with 1 bedroom, office and 1.5 baths. The owner of the property used this as his personal residence. Over 2260sf. Huge clear span great room with exposed ceiling beams and brick walls leads to expansive roof terrace. Open kitchen with copper and stone counters, gas grill. Large primary bedroom with fireplace and bathroom suite with whirlpool tub. Private entry to S. Diamond Street with adjoining garage that can accommodate two vehicles.

920 Tchoupitoulas Street

- Corner office space with 4-5 office suites, kitchen and two bathrooms. Exposed brick walls, drop ceiling acoustic ceiling. Separate HVAC. Modified gross lease in place (3 years remaining) with Owner covering taxes insurance and water and gas and tenant paying electric utilities.

926 Tchoupitoulas Street

- Warehouse with one roll-up door and separate pedestrian entry. Electric and water access, exposed ceiling joists, beams and brick walls. Concrete floor. Currently occupied by owner as a workshop and storage area.

Unit	Size	Description	Rent	Term
352 S. Diamond	2260 SF	1 Bedroom / 1.5 Bathroom Apt.	N/A	Vacant
Adjoining Garage	768 SF	Garage and storage	N/A	
920 Tchoupitoulas	2119 SF	Ground Floor Office	\$3693	3 year term
926 Tchoupitoulas	2128 SF	Warehouse	Owner	
	7275. SF			

RELEVANT DATA

Year Built:	1900+-. Complete renovation in early 2000's.
Gross Building Area:	7275
Legal:	Square 51, Lot A and Lot B, First District
Zoning:	CBD-6 Mixed Downtown Core
Taxes:	\$24,195.06 (2024)
Insurance:	\$15,137.19/yr. (2024-2025) Building commercial and liability
Utilities:	*No Flood policy. X flood zone.

Mechanical:	2 active electric meters – Entergy 1 water meter 1 gas meter 2 central HVAC systems (Apartment and ground floor office) 2 water heaters Electric breaker panels employed throughout. Main located in 926 Tchoupitoulas Security alarm and camera system.
Termite:	Under treatment contract with Orkin Exterminating



920-926 Tchoupitoulas Street / 352 S. Diamond Street New Orleans, Louisiana

HISTORY

920 Tchoupitoulas/362 South Diamond (South Market). circa 1900

This 2-story masonry building located at the corner of Tchoupitoulas and South Diamond streets dates from 1900, when the market area had fully declined into a neighborhood of lower income workers and support services. Although an earlier three-story building stood on this site across South Market street from the market and also housed a restaurant and saloon (1885 and 1896 Sanborn Maps), a 1900 building contract documents the construction date of the extant 2- story structure (May 21, 1900, William Renaudin, N.P.). Likely the original building was either injured or destroyed by fire or other calamity. Luca Cuccia, who had owned the property since 1889, borrowed money to finance the construction of the building. In the 1880s, before operating a restaurant and saloon at 920 Tchoupitoulas, Cuccia sold vegetables in the nearby market (City Directory, 1889). In 1904 graduate student John Ker Towles noted in his thesis, "The only shops, besides the groceries, that do a steady, not a lively business, are the saloons ..." ("Housing Conditions in the Vicinity of St. Mary's Market"). The Cuccia family retained the corner saloon/restaurant for over thirty-five years, until 1926. Steffee, the proprietor of the cold storage business at 928-30 Tchoupitoulas, owned 920 Tchoupitoulas briefly between 1926 and 1929 when Carl Otto Oertel acquired the building and there ran a machine shop known as Deaton and Robertson. In 1969, the Long family added this property to its holdings. The ground floors of #920 have been obliterated yet the structure retained its form (rectangular with a prominent hipped roof) and presence on the street, thereby anchoring the corner of the old market site. As with the other buildings on Tchoupitoulas Street in this block, some form of overhang historically extended across the facade of this building.

926 Tchoupitoulas

Sanborn Maps indicate that only small-scaled, ancillary structures historically stood on this site. In 1885 and 1895, a narrow one-story building was located at the street front and a two-story one at the rear. In 1896, a Chinese laundry occupied a portion of the front building, and a dwelling--little more than a room--the other portion. By 1908, these structures were gone, perhaps victims of the calamity that injured 920 Tchoupitoulas and were replaced by two small structures, designated as stables. None of these structures remain.

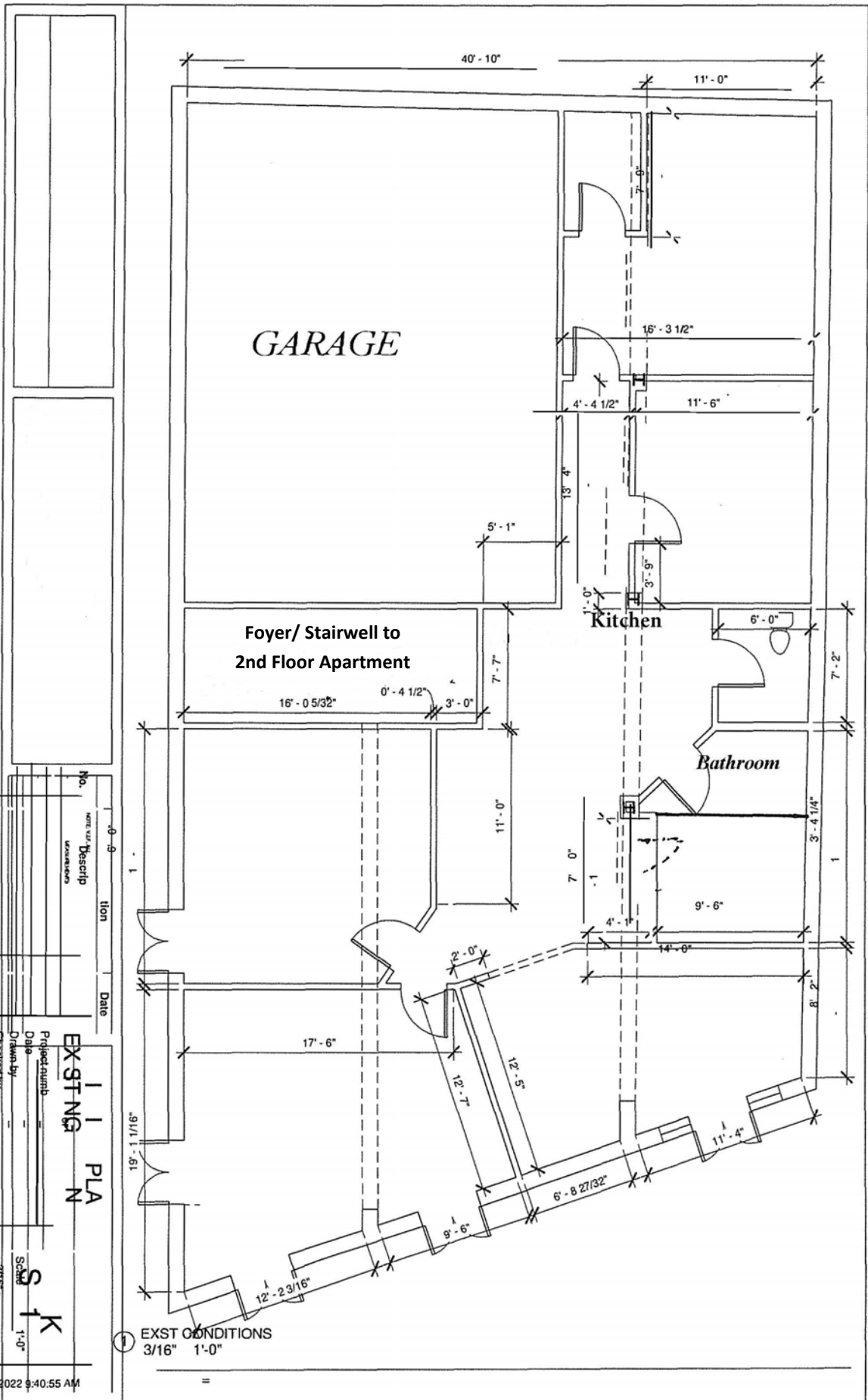
Before 1886 Daniel Hirt, an original purchaser in the market area in the 1820's, and his heirs owned the sites of both 920 and 926 Tchoupitoulas. During these years, #926 probably served as a service-type area for the corner building. In 1886, the sites of both 920 and 926 Tchoupitoulas were re-subdivided into lots A (920) and B (926). The act of sale in 1886 transferring 926 from Francesco Clesi to Vincenzo Marsala noted that the purchaser would have the right to use the portion of a frame building standing on the property line between the two lots.

After Marsala, Luca Cuccia, the proprietor of the saloon/restaurant at 920 Tchoupitoulas, owned #926. In 1926, the Cuccia heirs sold the subject property to Henry Steffee whose cold storage business was housed next door at 928-30 Tchoupitoulas. In 1955, Walter Long acquired this property. Long Electric Supply Operated from this site for decades.

Credit: Hilary Somerville Irvin, 1/14/2000

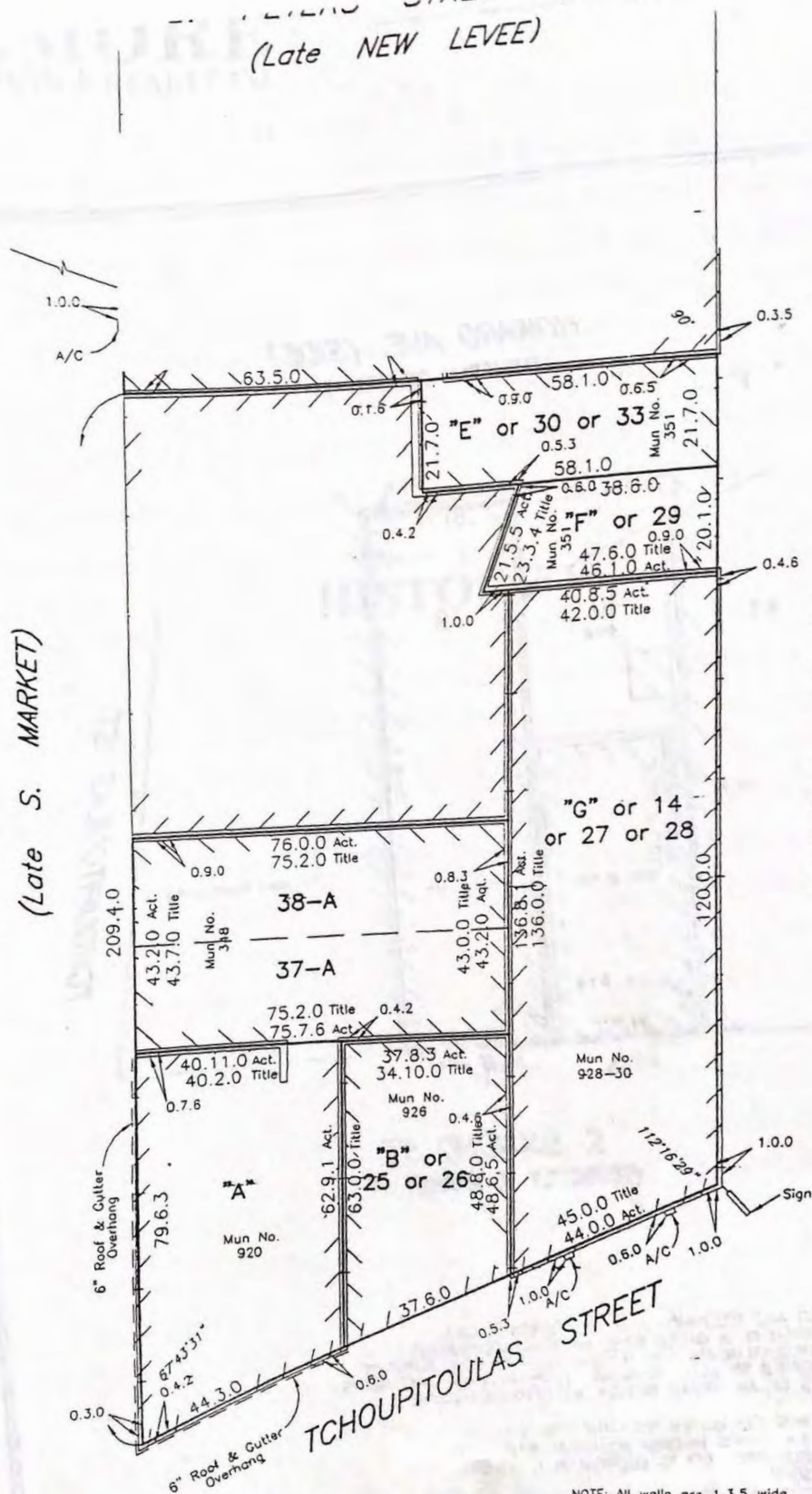
920-926 Tchoupitoulas St. NEW ORLEANS, LA





S, DIAMOND STREET
(Late S. MARKET)

HOWARD AVENUE
(Late DELORD)



NOTE: All walls are 1.3.5 wide

This is to certify to First American Title Insurance Company, Insurance Agency, L.L.C. and 545 Baronne Street, L.L.C. that plat and the survey on which "