



SPECIAL PURPOSE PROPERTY FOR SALE

1300 Alvar St
New Orleans, LA 70117

Presented By:

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PROPERTY DESCRIPTION

Excellent Special Purpose (Church) facility available for acquisition at 1300 Alvar St, just two blocks from St Claude Avenue. Located on the corner of Urquhart St and Alvar St with excellent visibility, this in-fill special purpose (Church) facility offers appx. 7,070 SF of improvements sited on ±14,632 SF of land. The entire property is zoned HU-RD2 (Historic Urban Two-Family Residential District). Please provide a 48-hour minimum notice for all showings. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

AGENT NOTES

DO NOT tour the property without a listing agent being present, and DO NOT disturb current Church operations. Please provide a 48-hour minimum notice for all showings. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

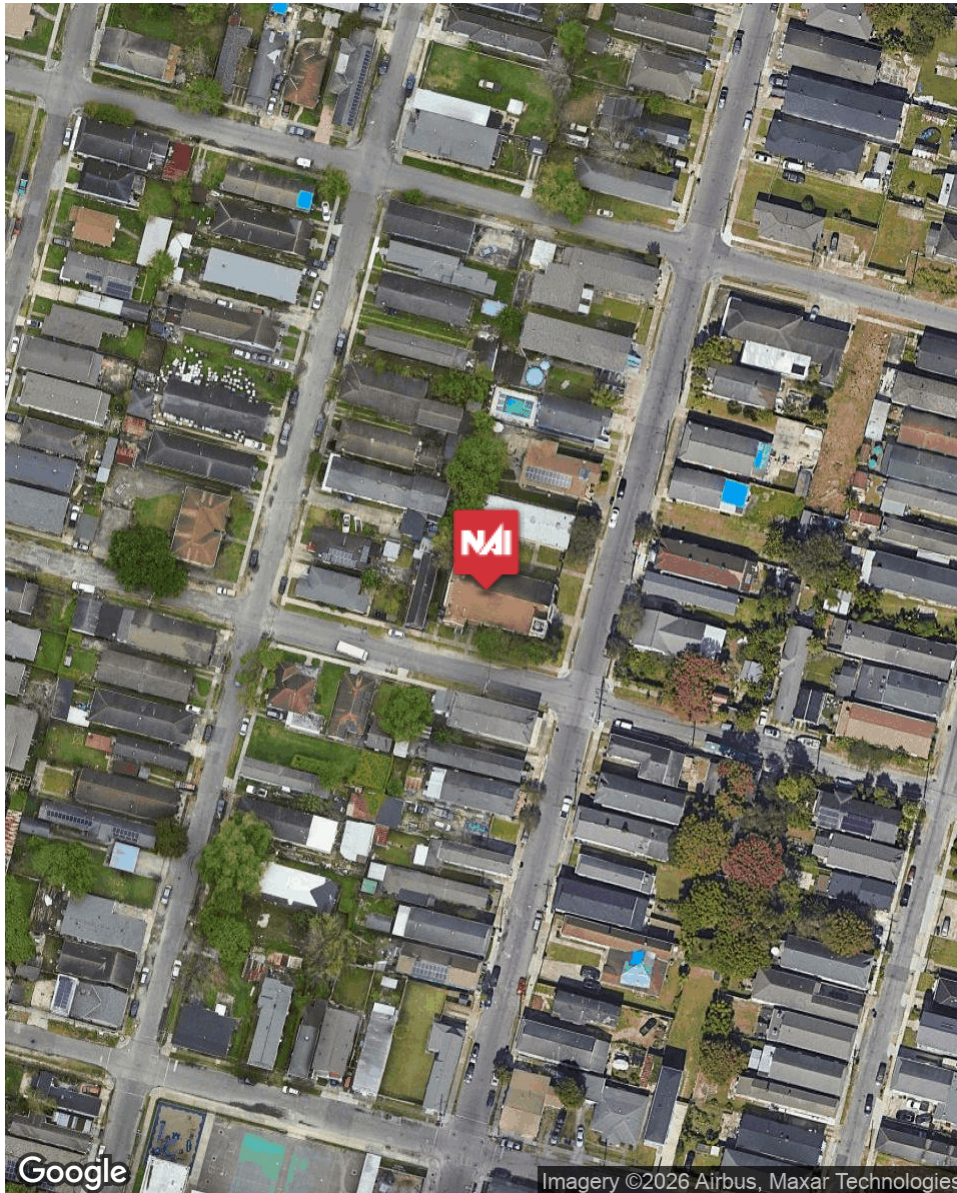
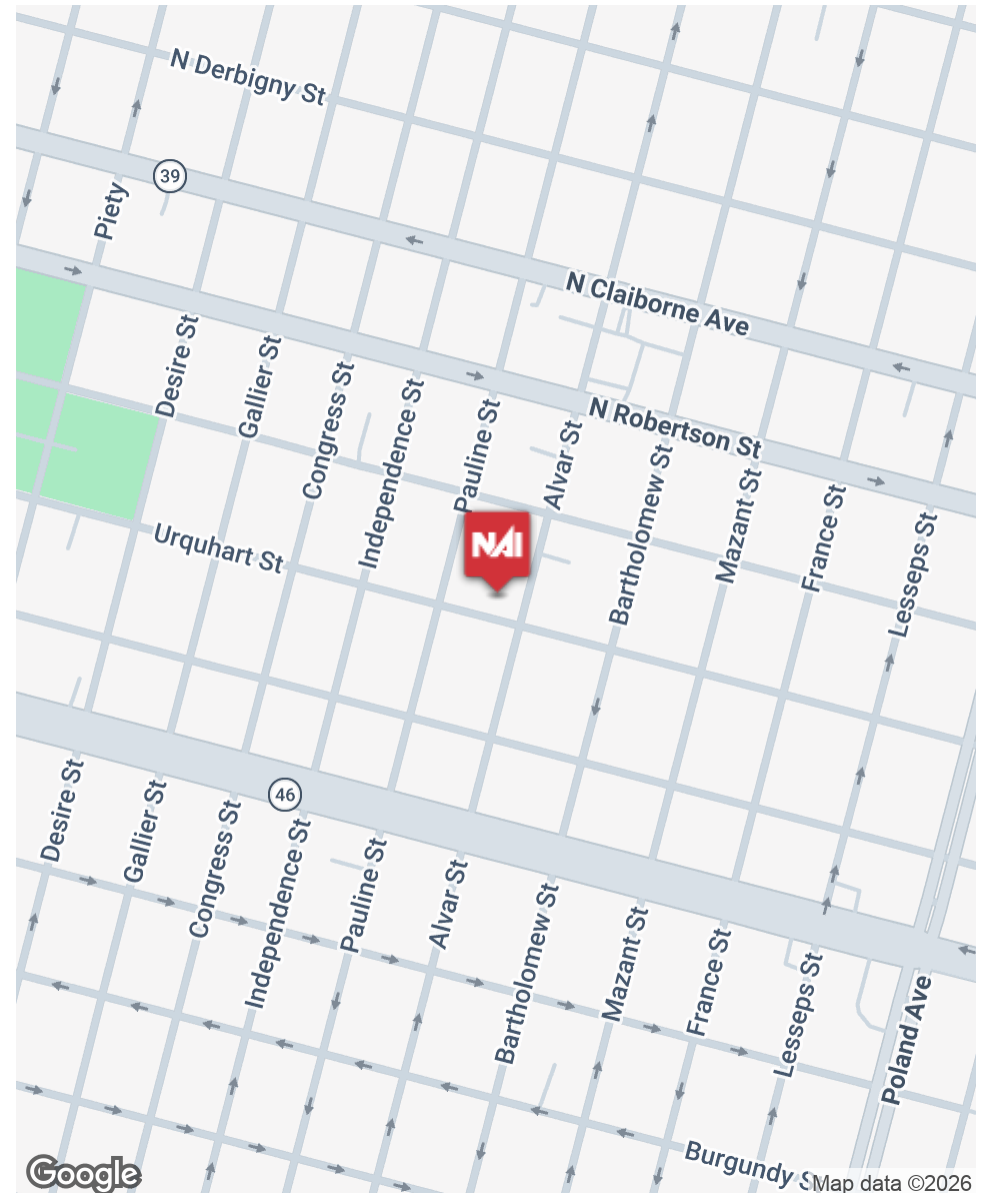
OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	±14,632 SF
Building Size:	7,070 SF
Zoning:	HU-RD2

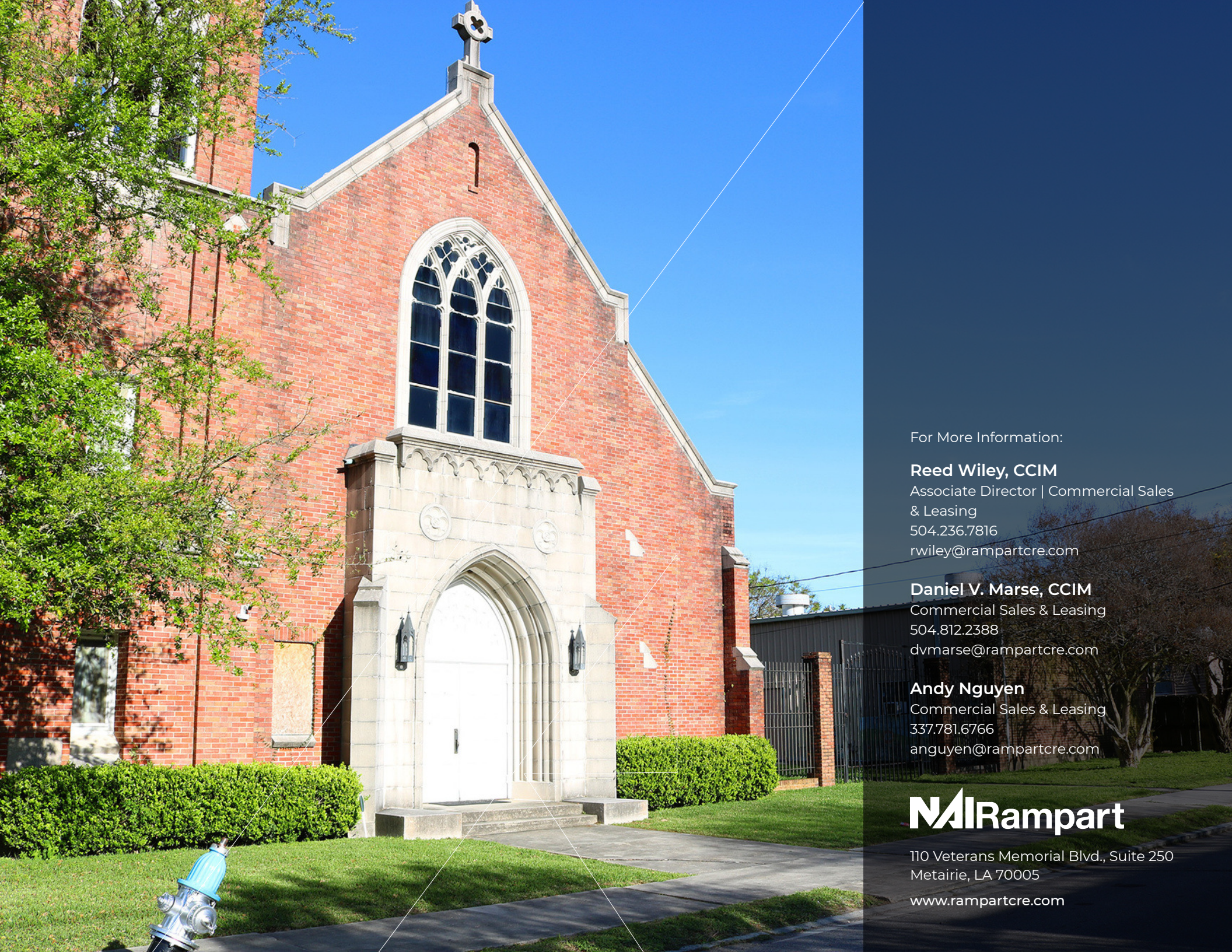
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	782	2,409	6,275
Total Population	1,553	5,024	13,371
Average HH Income	\$69,358	\$65,661	\$71,499



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