

1300 St. Charles Avenue & 1538 Erato Street
HISTORIC ST. CHARLES AVENUE RESTAURANT
New Orleans, LA 70130

AVAILABLE FOR SALE

TALBOT
REALTY GROUP

Location: 1300 St. Charles Avenue & 1538 Erato Street
New Orleans, LA 70130

Price: \$2,050,000

Building Size: 8,801 Square Feet

Lot Size: 5,390 square feet

Zoning: MU-1, Medium Intensity Mixed Use District

Comments: This property is the former Emeril's Delmonico Restaurant which consists of a two-story restaurant with office, storage, and private function space.

BOBBY TALBOT, CCIM

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ROSS TALBOT

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The information above 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 advisors. 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. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F: 504.524.2402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker who is also licensed in the State of Mississippi, U.S.A.

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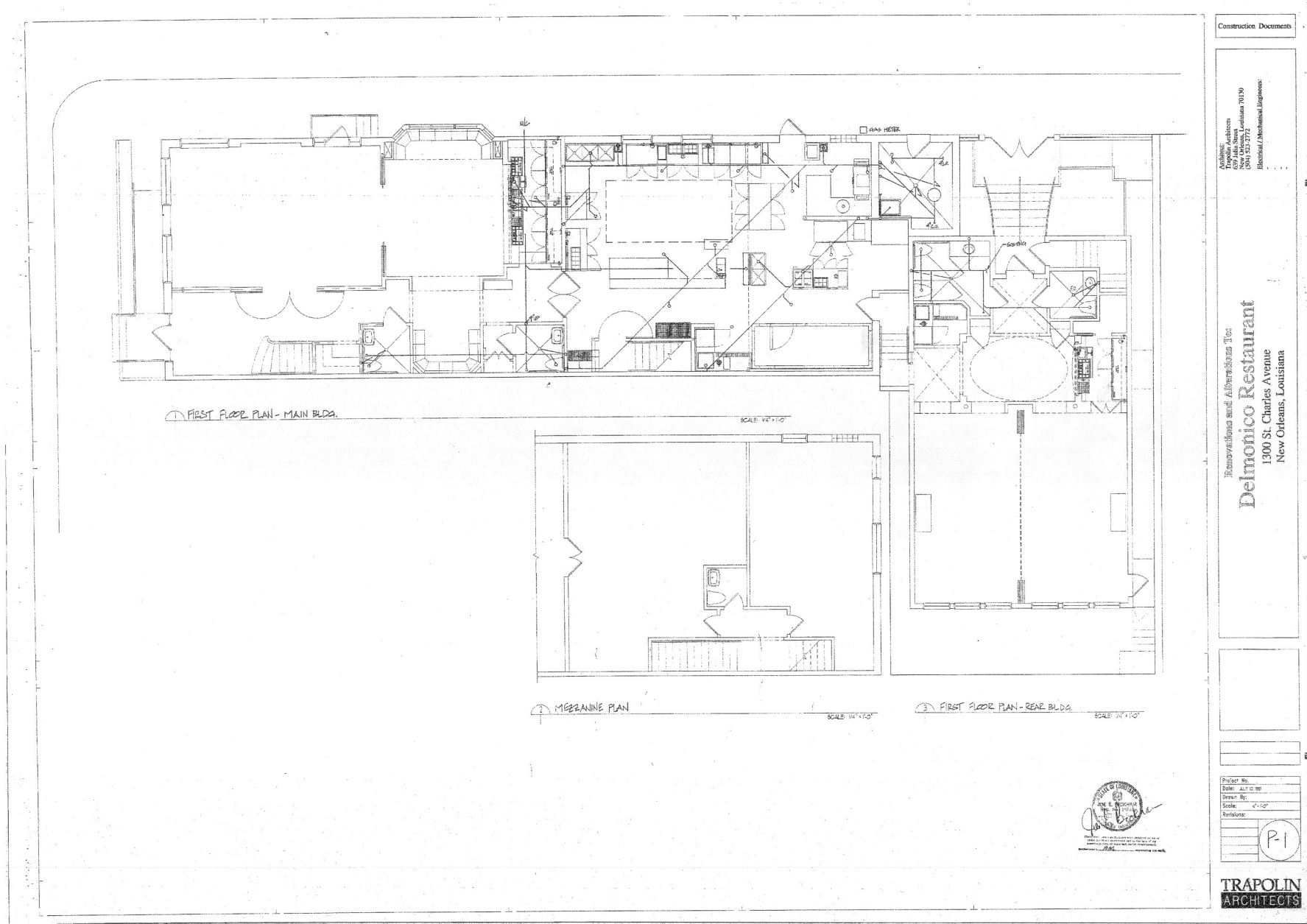


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FIRST FLOOR



1300 St. Charles Avenue & 1538 Erato Street

SECOND FLOOR

Construction Documents

Architect:
Trapolin Architects
701 Poydras Street, Suite 2000
New Orleans, Louisiana 70130
Electrical/Mechanical Engineers

Removitions and Alterations To:
Delmonico Restaurant
1300 St. Charles Avenue
New Orleans, Louisiana

Project No.
Date: JAN 10 2011
Drawn By:
Scale: 1/4" = 1'-0"
Revisions:
P-2

TRAPOLIN
ARCHITECTS

1 SECOND FLOOR PLAN-MAIN BLDG

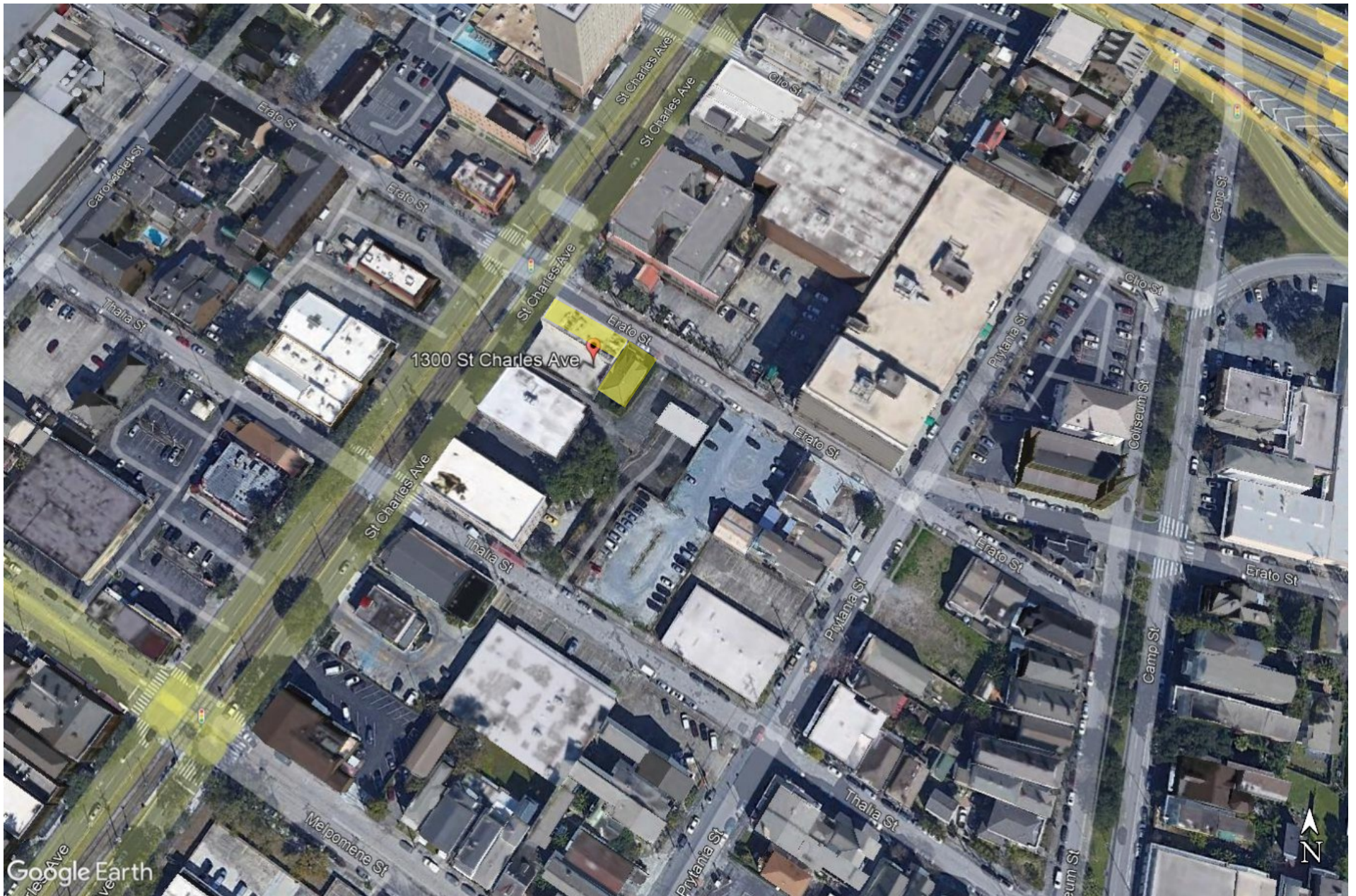
SCALE 1/4" = 1'-0"

2 SECOND FLOOR-REAR BLDG

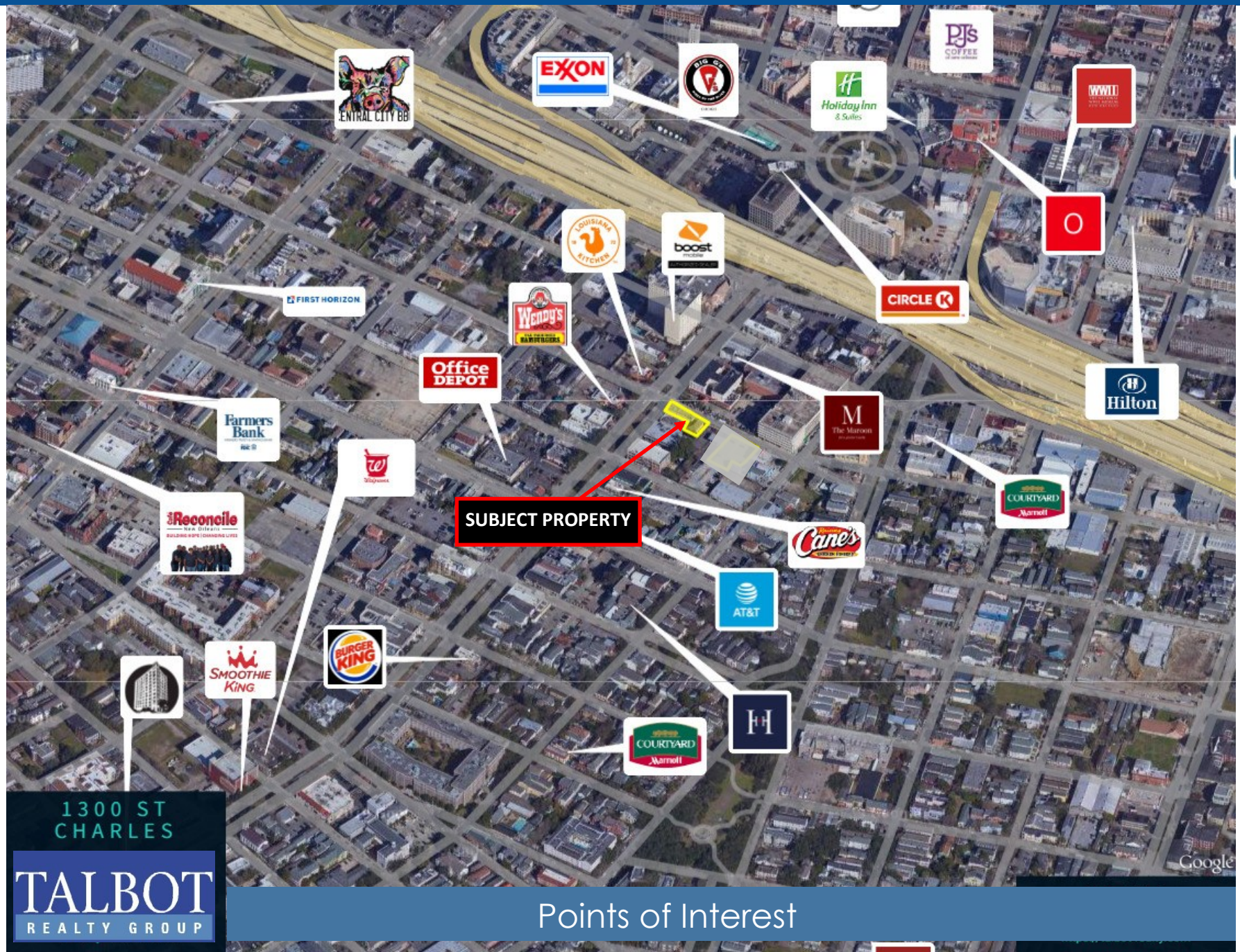
SCALE 1/4" = 1'-0"



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Points of Interest

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