

**MULTIFAMILY PROPERTY FOR SALE**

## **508 - 514 Natchez St**

508 Natchez Street, New Orleans, LA 70130

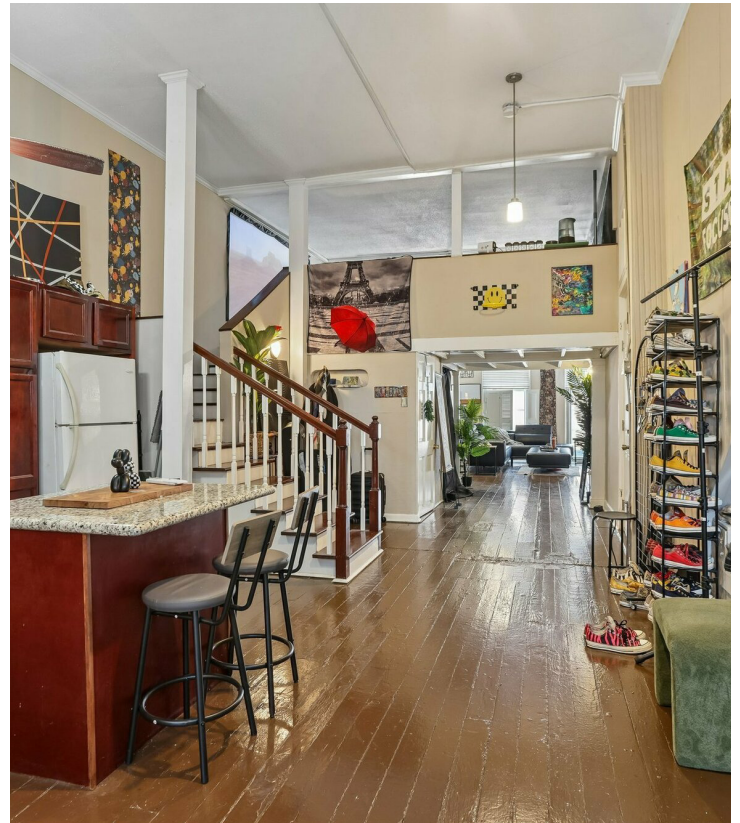
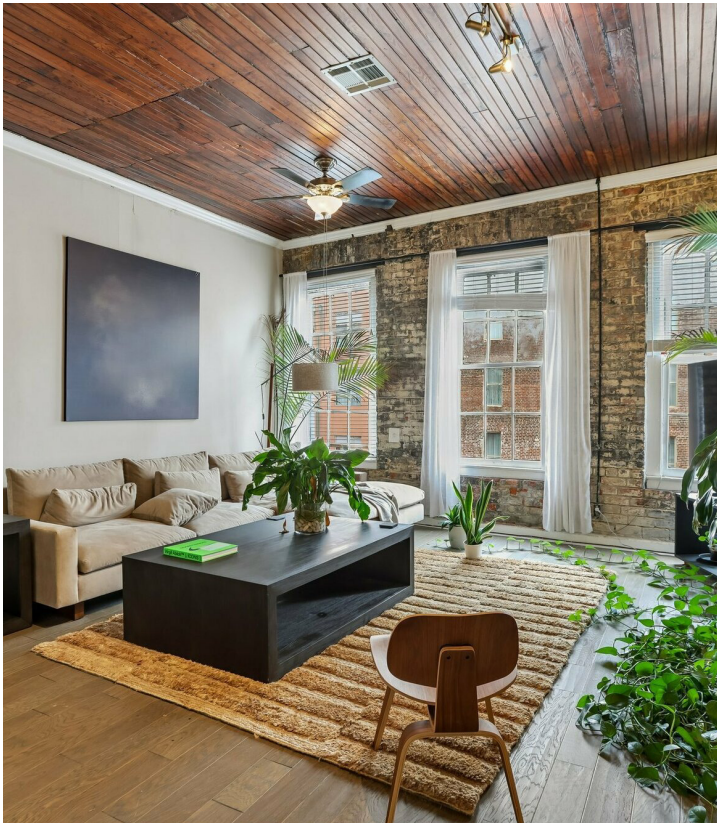
Presented By:

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### PROPERTY DESCRIPTION

Phenomenal location in the CBD between Magazine and Camp on Natchez Street. Originally constructed in c.1900, the building is currently made up of two vacant 1st floor commercial spaces (Approximately 2200 SF total) along with 4 fully occupied residential units through the 2nd and 3rd floor. Value-add potential!

### PROPERTY HIGHLIGHTS

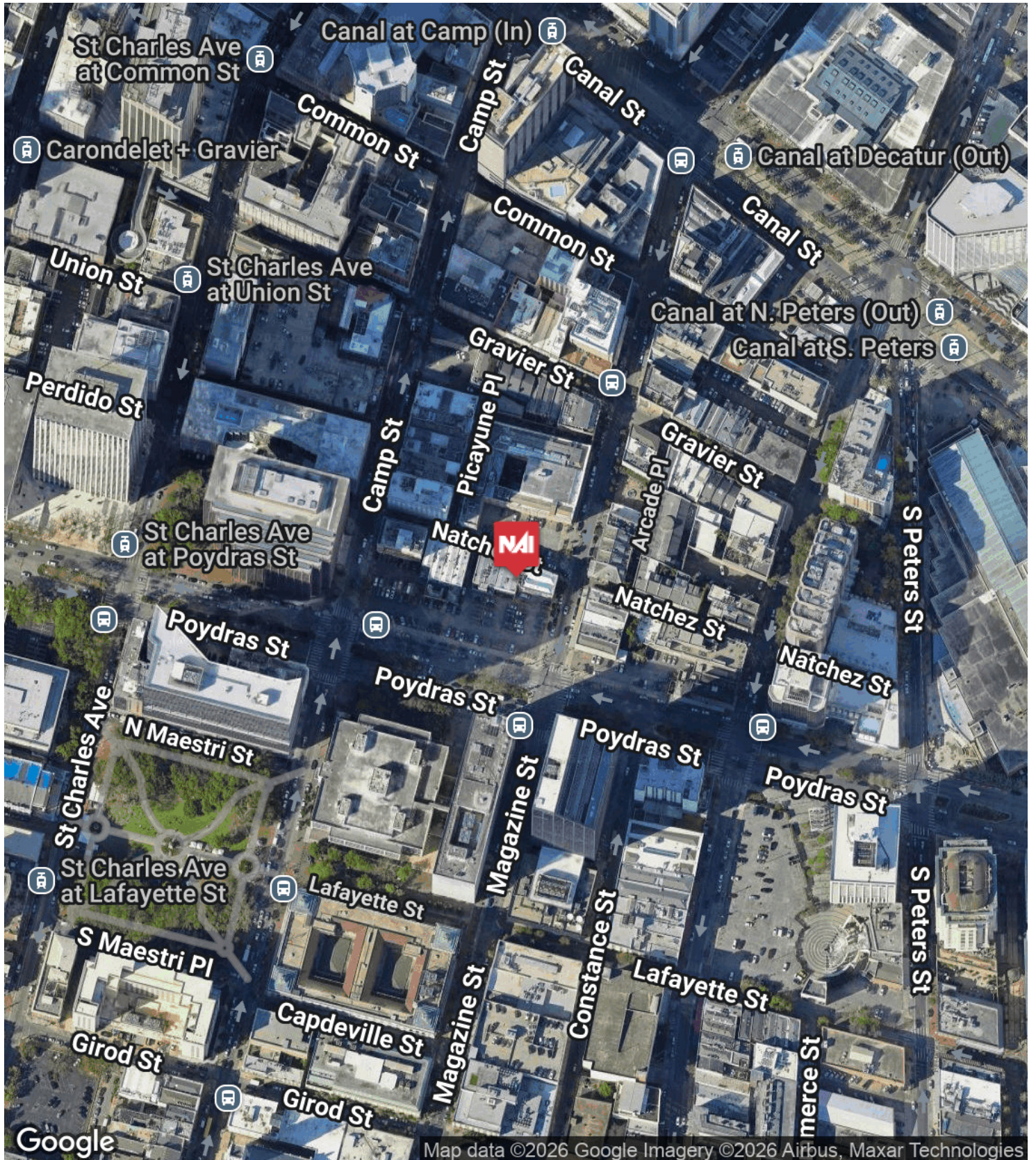
- Built: c.1900
- Architecture: Brick-and-Timber Industrial / Warehouse Office Combined
- Approx. +/- 7800 SF
- Flexible Core Zoning (CBD-1): Unlimited potential for mixed-use development, including high-density residential, boutique hospitality, or premium retail.

### LOCATION DESCRIPTION

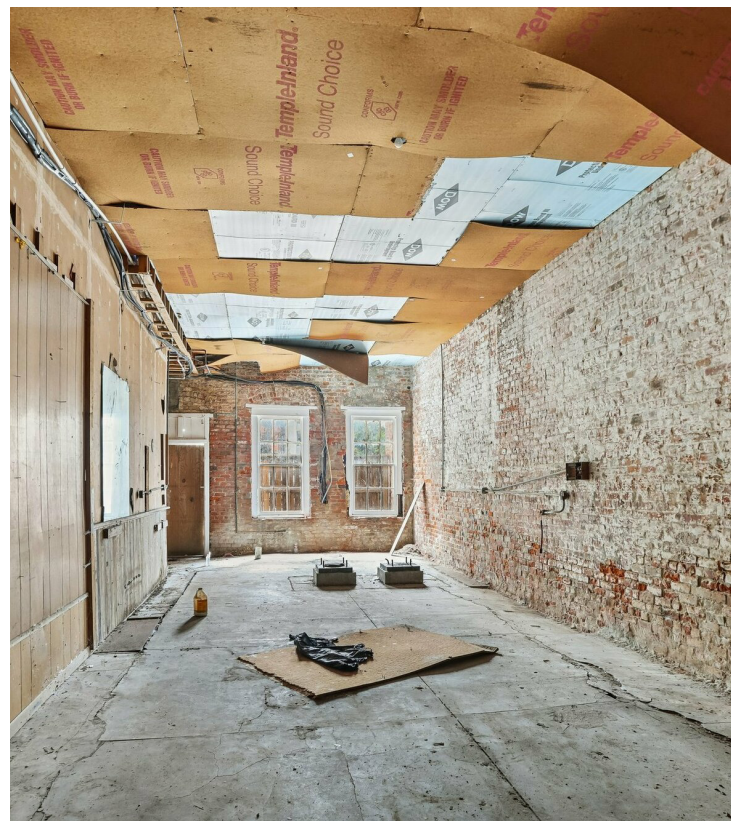
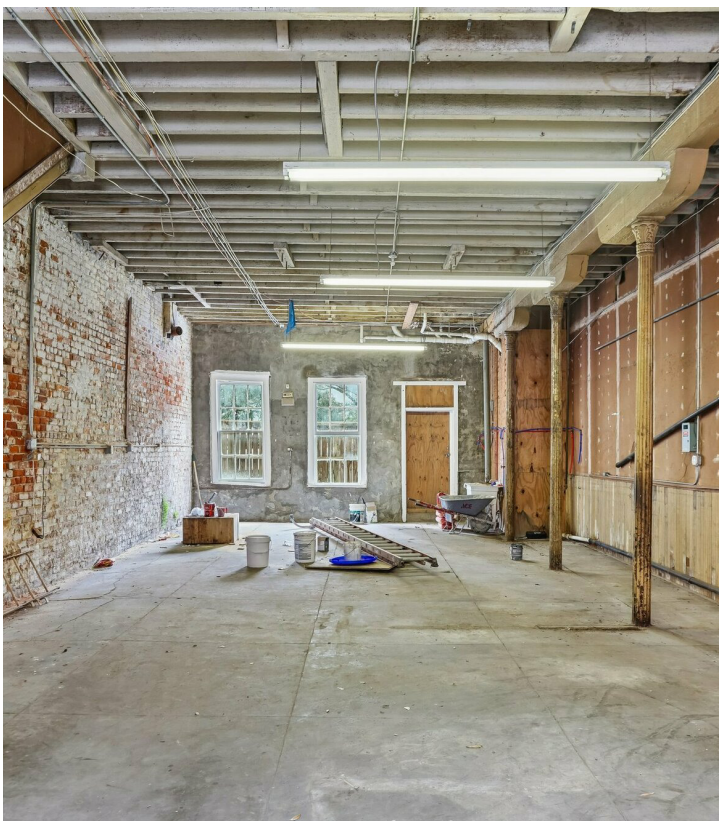
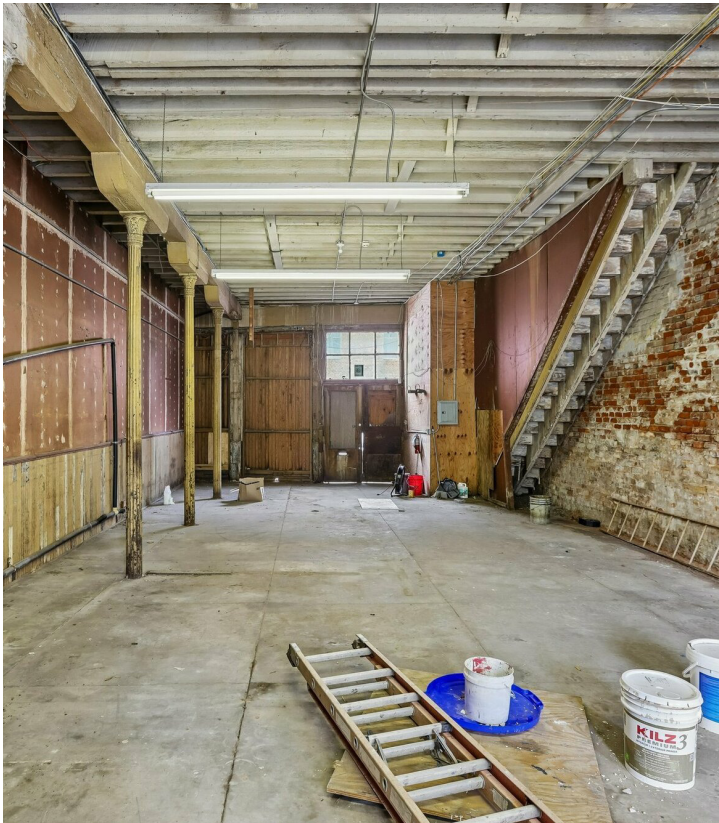
Natchez Street is one of the few remaining "original" commercial alleys in the CBD that retains its late-19th-century industrial scale. Steps from the Federal Courts, the St. Charles Streetcar, and the city's finest dining on Magazine Street, Natchez Street is the "Quiet Core" of the CBD. It offers the prestige of a downtown address with the intimacy of a historic side street.

### OFFERING SUMMARY

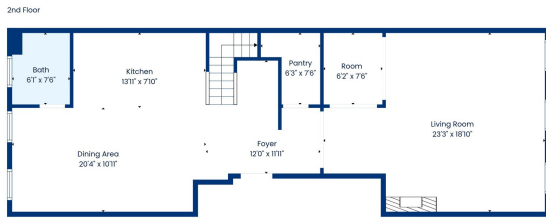
Sale Price:	\$1,950,000
Number of Units:	6
Building Size:	7,800 SF



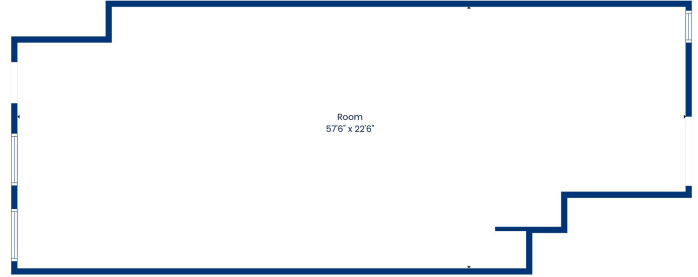
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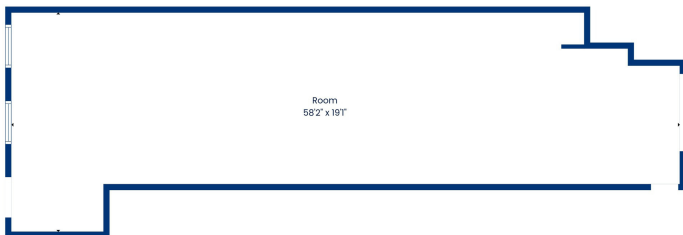
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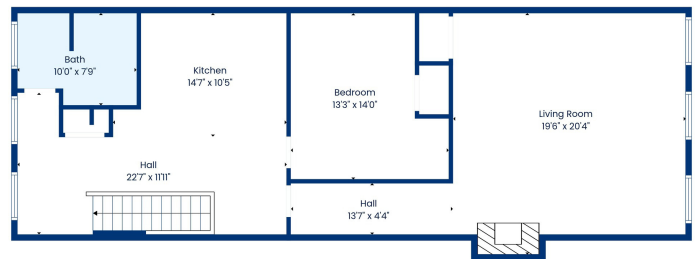
Measurements Deemed Highly Reliable But Not Guaranteed.



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