



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

RETAIL/RESTAURANT SPACE | FOR SALE

French Quarter Redevelopment Opportunity

616 Conti Street

NEW ORLEANS, LA 70130

Sydney Anderson ccim
sanderson@corp-realty.com
504.236.7507



SYDNEY ANDERSON REALTY



APPROVED FRENCH QUARTER RESTAURANT PROJECT READY FOR CONSTRUCTION

616 Conti Street, New Orleans, LA 70130

DESCRIPTION

Offered for sale is a 4,609-sf, three-story building in the heart of the French Quarter. The property is located mid-block between Royal and Chartres Streets, directly across from the Louisiana Supreme Court, and three blocks from Jackson Square. Surrounded by art galleries, antique shops, museums, and destination restaurants, the site benefits from exceptional visibility and consistent pedestrian and vehicular traffic from both locals and tourists.

The building:

- Has a new slate roof
- Includes restaurant/bar drawings that are 85% completed by a local renowned architect and have been reviewed and conceptually approved by the Vieux Carré Commission
- Has all original millwork repaired, reworked, and primed, ready for reinstallation

- Has galleries ready for use depending on occupancy
- Is fully demoed, with all interior brick repointed

The highest and best use for the property would be an owner-occupant with restaurant or retail on the ground floor and residential above or a single occupant for restaurant/bar.

Permits include the rare approval to enclose an existing courtyard, allowing for expanded interior square footage while retaining additional exterior space. The second and third floors feature double galleries overlooking the recently restored Louisiana Supreme Court building. A new roof has also been installed.

Full state and federal historic tax credits available.

OVERVIEW

SIZE

4,609 sf

SALE PRICE

\$1,100,000 ~~\$1,300,000~~

ZONING

VCC-2



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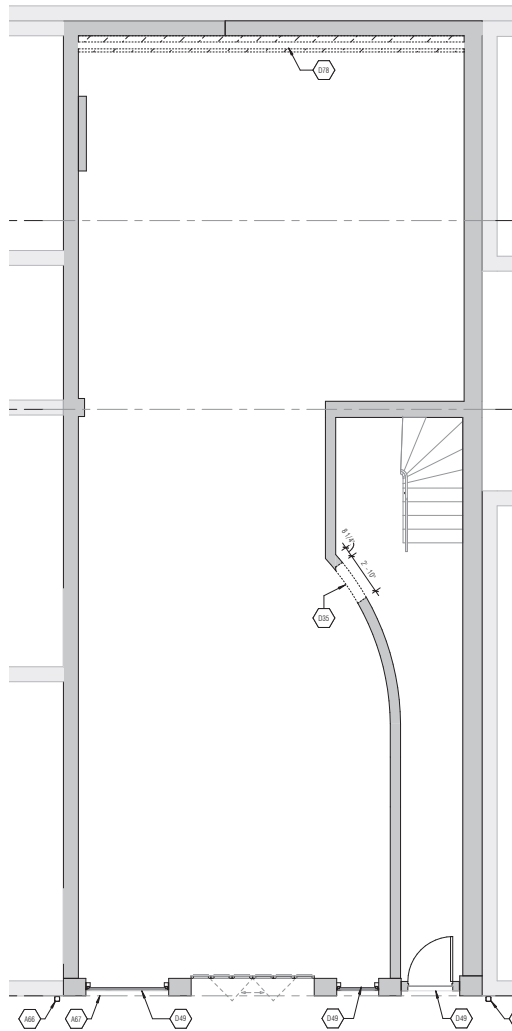


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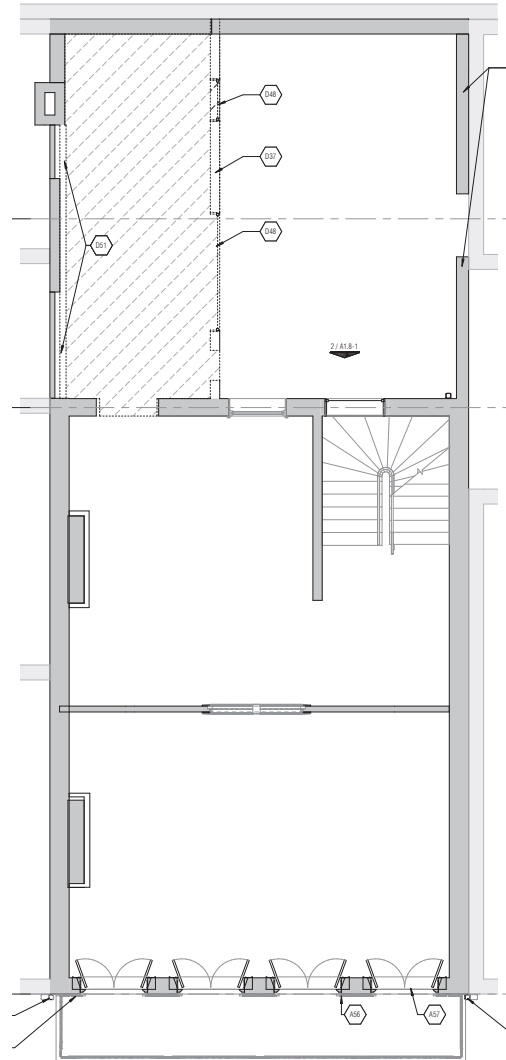
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FLOOR PLANS

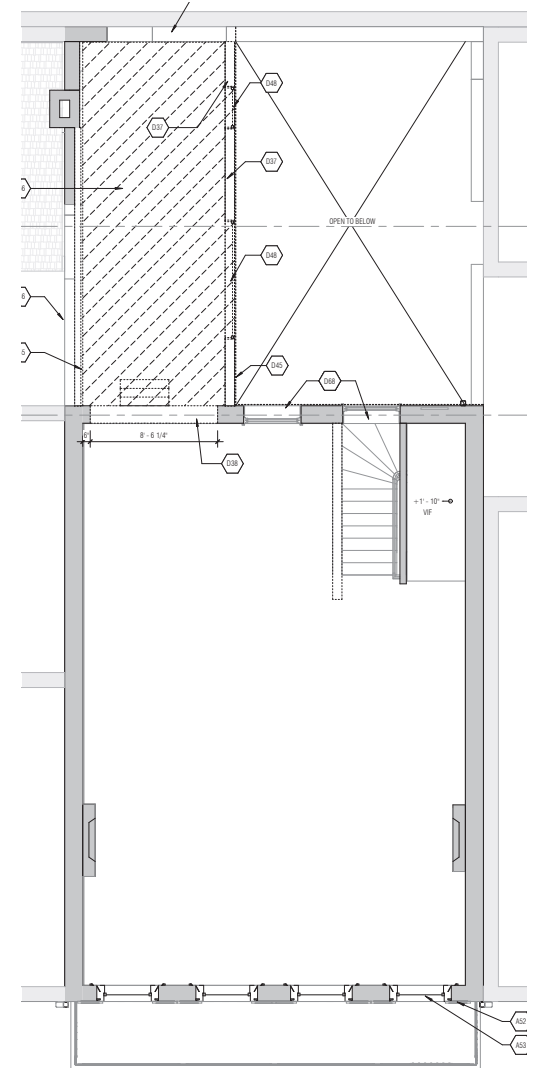
floor plans are for general reference only and must be verified by purchaser



1ST FLOOR



2ND FLOOR



3RD FLOOR



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Restaurants

1. Jewel of the South
2. Killer PoBoys
3. Acme Oyster House
4. Galatoire's
5. Arnaud's
6. Bayona
7. Fives
8. Irene's

9. Brennan's
10. Antoine's
11. Napoleon House
12. Pat O'Brien's
13. Court of Two Sisters
14. Gumbo Shop
15. Sylvain
16. Doris Metropolitan

17. Café Du Monde
18. Muriel's
19. Lafitte's Blacksmith Shop
20. Port of Call
21. Coop's Place
22. Cane & Table



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Landmarks

- | | | |
|--|---------------------------------|----------------------------|
| 1. Museum of Death | 7. Woldenberg Park | 13. Congo Square |
| 2. Louisiana Supreme Court | 8. Jax Brewery | 14. Louis Armstrong Park |
| 3. The Historic New Orleans Collection | 9. Steamboat Natchez | 15. Upper Pontalba |
| 4. Preservation Hall | 10. French Market | 16. Lower Pontalba |
| 5. Jackson Square | 11. U.S. Mint | 17. Shops at the Colonnade |
| 6. U.S. Customs House | 12. Old Ursuline Convent Museum | |

Hotels

- | | | |
|-------------------------------------|---------------------------------|--------------------------------------|
| 1. Saint Hotel | 9. Royal Sonesta | 17. Hotel St. Marie |
| 2. Courtyard New Orleans Downtown | 10. Hotel Mazarin | 18. Maison Dupuy Hotel |
| 3. The Ritz-Carlton Hotel | 11. Wyndham N.O. French Quarter | 19. Best Western + FQ Landmark Hotel |
| 4. Maison Orleans | 12. Hotel Monteleone | 20. Bourbon Orleans Hotel |
| 5. Hyatt French Quarter New Orleans | 13. New Orleans Marriott | 21. Place D'Armes |
| 6. Crown Plaza N.O. French Quarter | 14. One11 Hotel | 22. Bienville House |
| 7. Chateau LeMoine Holiday Inn | 15. Omni Royal New Orleans | |
| 8. Dauphine Orleans Hotel | 16. Four Points by Sheraton | |



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