

3101 CONTI, 3111 CONTI, & 401 N. SALCEDO
NEW ORLEANS, LA 70119



CONTACT:

Jasnira Zuniga
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504-352-4325

FOR SALE

+10,000SFT MID CITY MIXED-USE WAREHOUSE SPACE

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NEW ORLEANS, LA 70119



PROPERTY SUMMARY:

Located on the corner of Conti and N. Salcedo, this 10,085SFT property is comprised of two warehouses currently rented out as three separate units. Zoned HU-MU, the property offers a variety of uses and is ideally located near major medical, hospitality, and industry corridors. This is unique Mid City parcel that is nestled blocks from Bienville, Norman C. Francis Parkway, the Lafitte Greenway, and Bayou St. John.

Sale of this parcel will include 3111 Conti, 3101 Conti, and 401 N. Salcedo. 3111 Conti is a gym flex space with attached office spaces. 3101 Conti functions as a creative workshop studio space. 401 N. Salcedo is a woodworking and design workshop space.

The property is being sold AS IS.

Legal Description:

SQ 419 LOT A-1 CONTI 61X117 LOT A-2 CONTI
40X108 & 401 N SALCEDO 301-11 CONTI ST



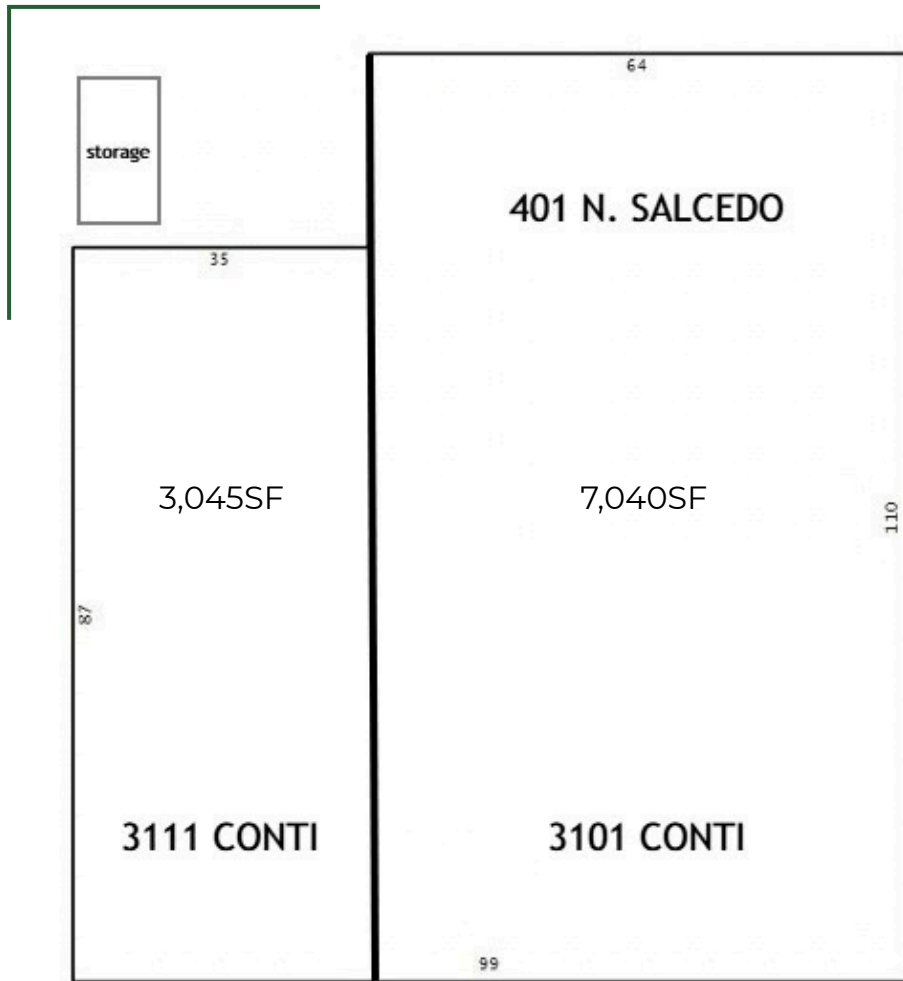
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ADDRESS	RENT	CURRENT TENANT USE
3101 CONTI	\$3,000	GYM SPACE AND OFFICES
3111 CONTI	\$3,060	CREATIVE STUDIO SPACE
401 N. SALCEDO	\$3,060	WOODWORKING & DESIGN WORKSHOP



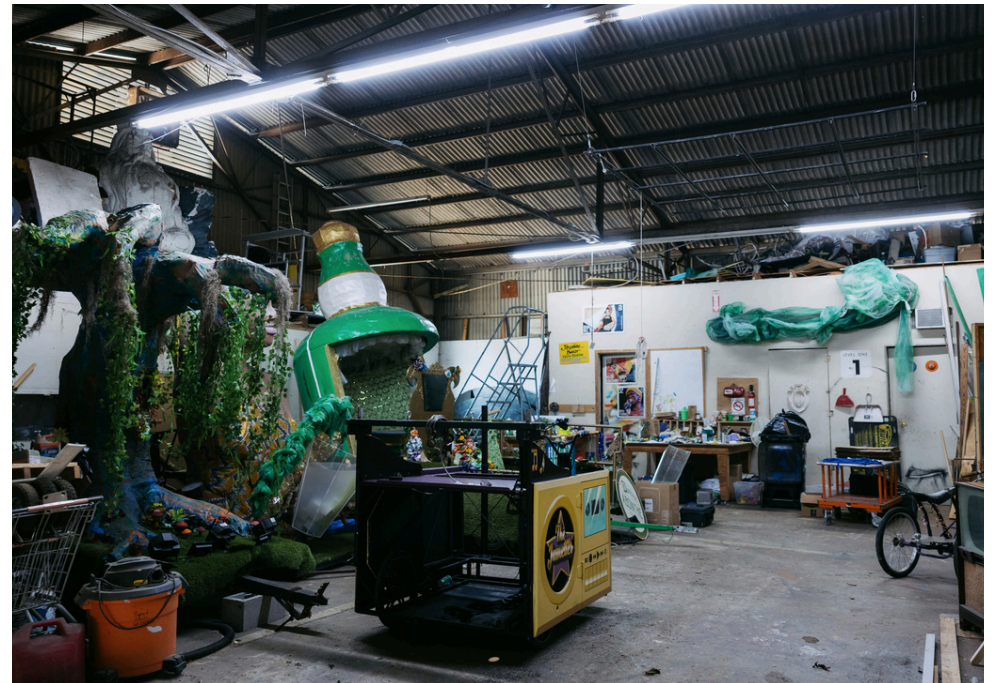
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