

NARampart

**Lower
Minimum Bid**

AUCTION

Orleans Parish School Board Site

800 De Armas Street, New Orleans, LA 70114

Presented By:

Paul Richard

Commercial Advisor

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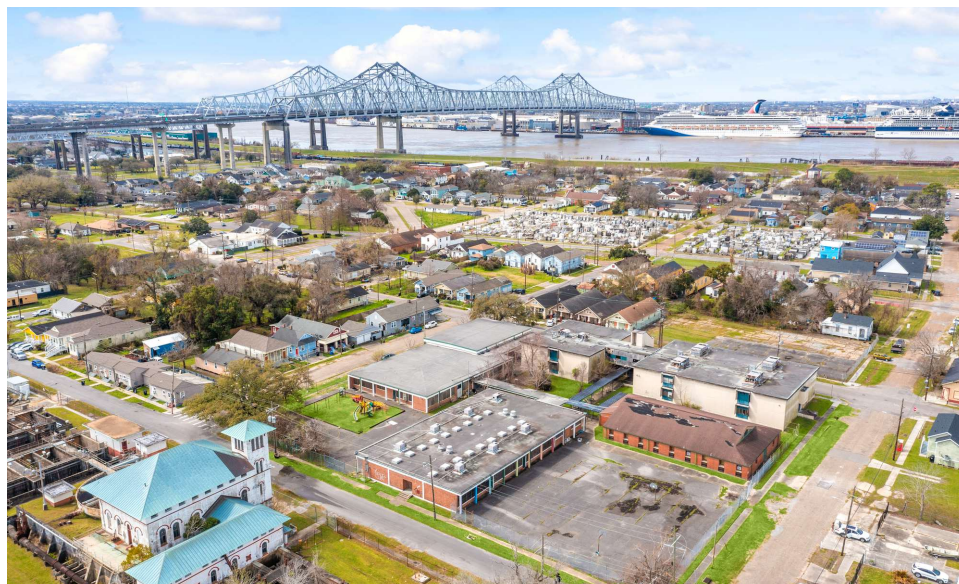
Mignon Richard Diaz, CCIM

Commercial Advisor

O: 504.569.9312 | C: 504.610.1038

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PROPERTY HIGHLIGHTS

- Orleans Parish School Board Site
- Former home of McDonogh #32 Literacy Charter School
- ± 72,335 SF of Improvements (4 buildings) situated on ± 2.32 Acres
- The Main (two-story) School Building D is 34,935 SF; Building A is 17,928 SF; Building B is 12,718 SF; Building C: 6,754 SF
- Zoned "HU-RD2, Historic Urban Two-Family Residential District"
- Supporting Documents Attached: Inspection Waiver & Indemnification Agreement, Agreement for the Purchase and Sale of Real Estate, Auction Terms and Conditions, Property Appraisal

OFFERING SUMMARY

Appraisal Price:	\$500,000
Minimum Bid:	\$400,000
This asset will be sold at or above the minimum bid price	

LOCATION DESCRIPTION

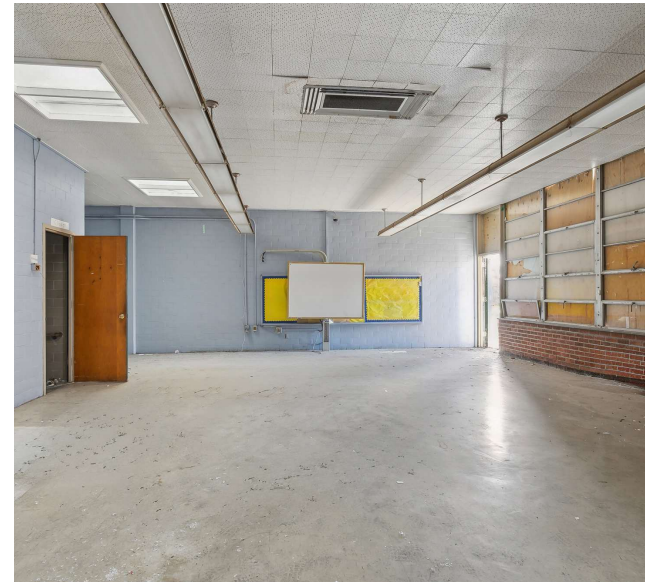
800 De Armas Street encompasses an entire city square bounded by De Armas Street, Diana Street, Belleville Street and Elmira Avenue in the Algiers (McDonoghville) neighborhood. The site is located across Elmira Avenue from the Sewerage & Water Board of New Orleans treatment facility (a major development which encompasses multiple city squares), within close proximity of the Crescent City Connection, and one mile west of the Algiers-Canal Street ferry.

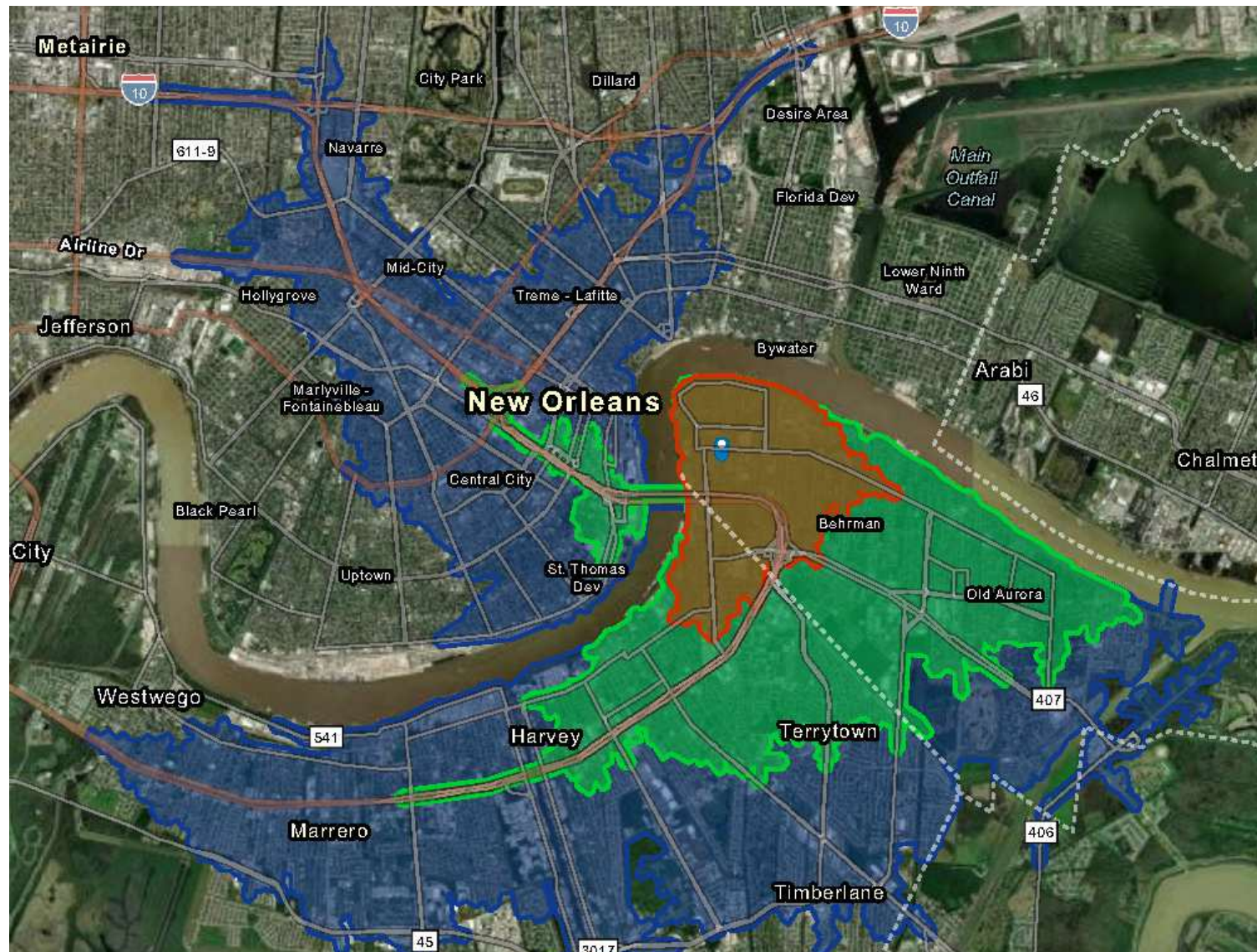
DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,122	28,320	102,590
Total Population	14,006	66,171	230,425
Average HH Income	\$69,713	\$76,341	\$80,622



OPSB reserves the right to withdraw any property at any time

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Drive Time Map: 5 Minutes (Red), 10 Minutes (Green), 15 Minutes (Blue)

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430 Notre Dame Street
New Orleans, LA 70130

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NAIRampart

AUCTION

Orleans Parish School Board Sites

5 Properties Available for Auction, New Orleans, LA

Lower
Minimum Bids

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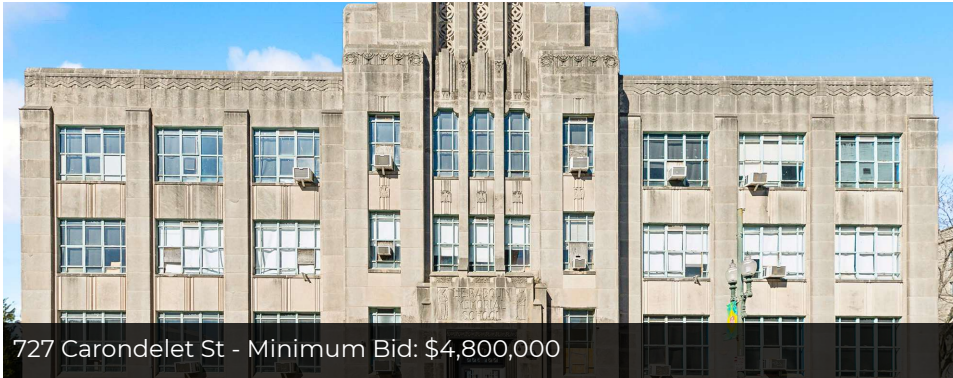
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727 Carondelet St - Minimum Bid: \$4,800,000



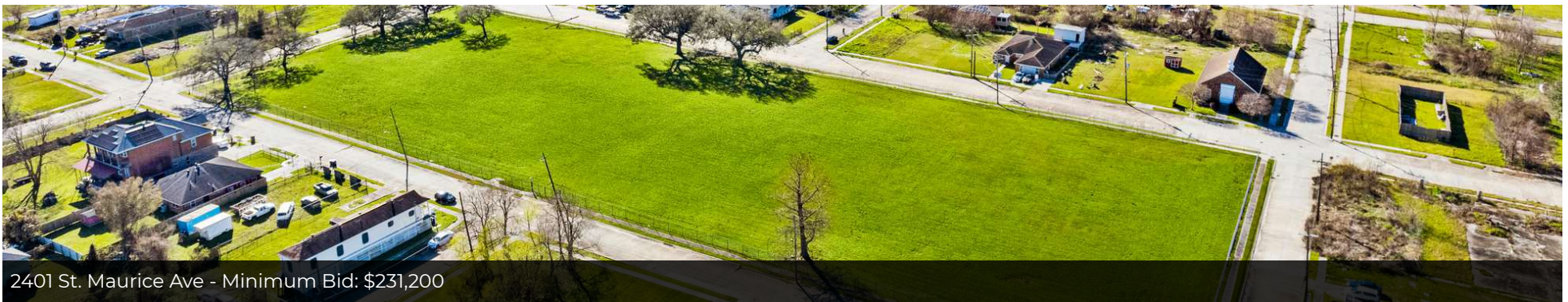
3819 Herschel St - Minimum Bid: \$1,372,000



4348 Reynes St - Minimum Bid: \$272,000

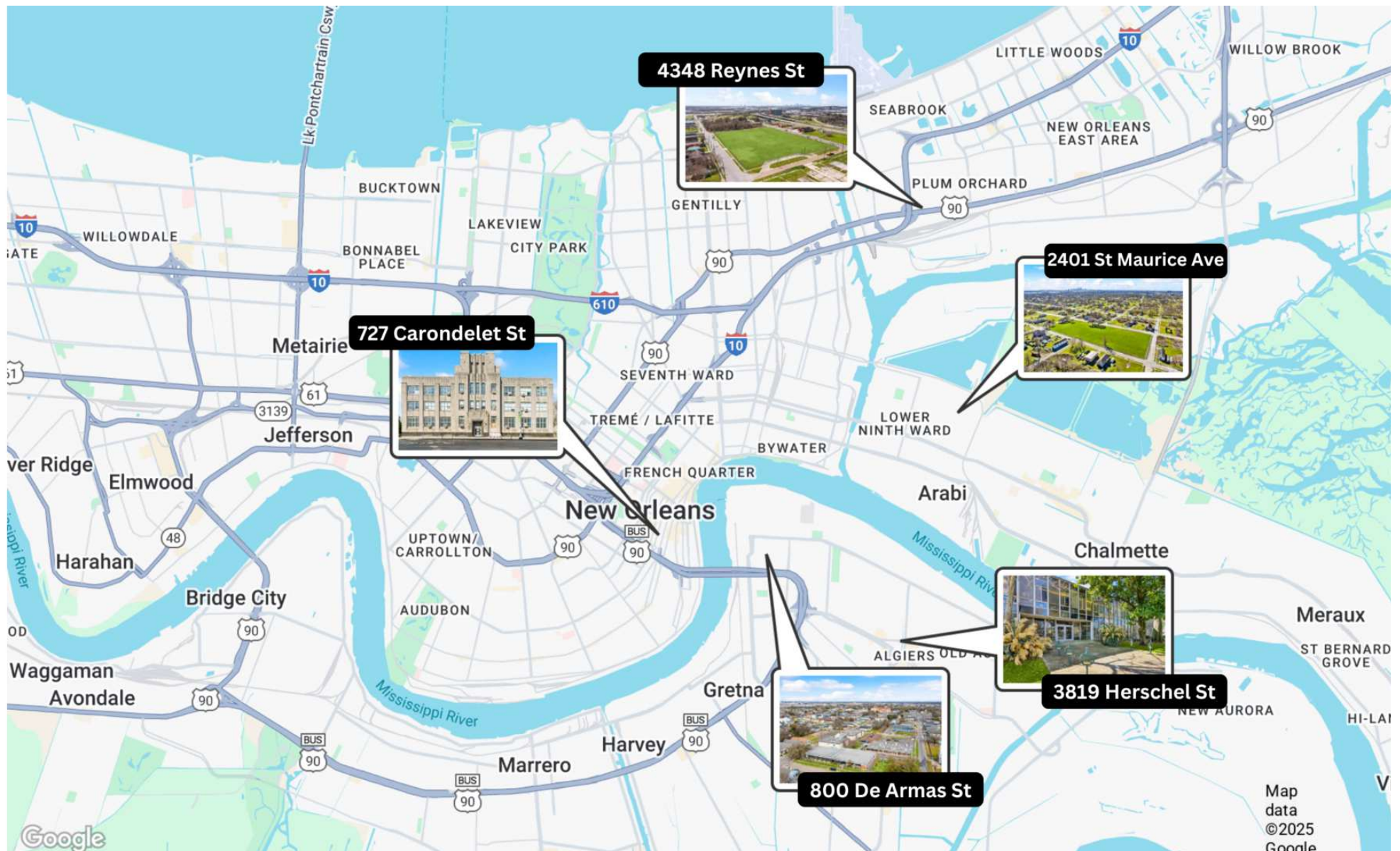


800 De Armas St - Minimum Bid: \$400,000



2401 St. Maurice Ave - Minimum Bid: \$231,200

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