



REDUCED - OFFICE WAREHOUSE NEAR SUPERDOME / CBD FOR SALE
1949 LAFAYETTE STREET | NEW ORLEANS, LA



LOCATION	Dynamic location, just blocks from the Superdome, situated right off Poydras Street and Claiborne Avenue, providing ready access to the interstate system and CCC bridge.
BUILDING	Approximately 8,400 square feet (70' x 112'/120'), semi-dock height warehouse building containing approx. 1,400 SF of office area within.
SITE	8,869 SF of ground (69'/68' x 120'/128'); designated as Lot Z, Square 476, First Municipal District, Orleans Parish, LA
ZONING	H-I (heavy industrial district with overlay zoning ordinances)

LOADING	Truck loading via various doors, two in front and three on Bertrand Street side
FEATURES	Clear-span building frame (no posts) 3-phase electrical & natural gas service Roof signage potential for great visibility from interstate Access to building from multiple sides Building recently repaired & upgraded Lafayette Street recently resurfaced
SALE PRICE	\$695,000 - \$625,000

Max J. Derbes, Inc.
REALTORS ■

CONTACT
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5440 Mounes Street, Ste 100
New Orleans, LA 70123





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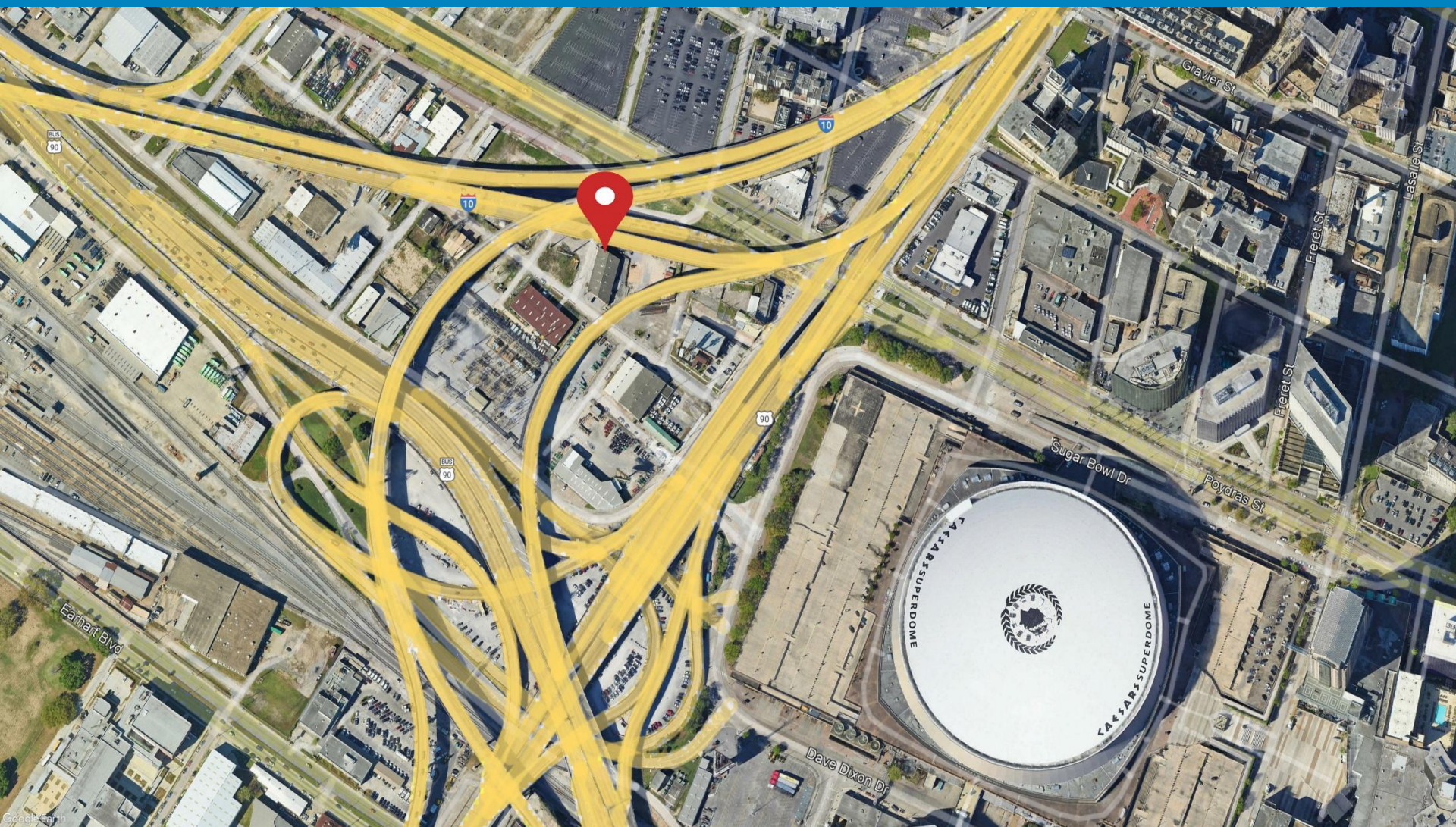
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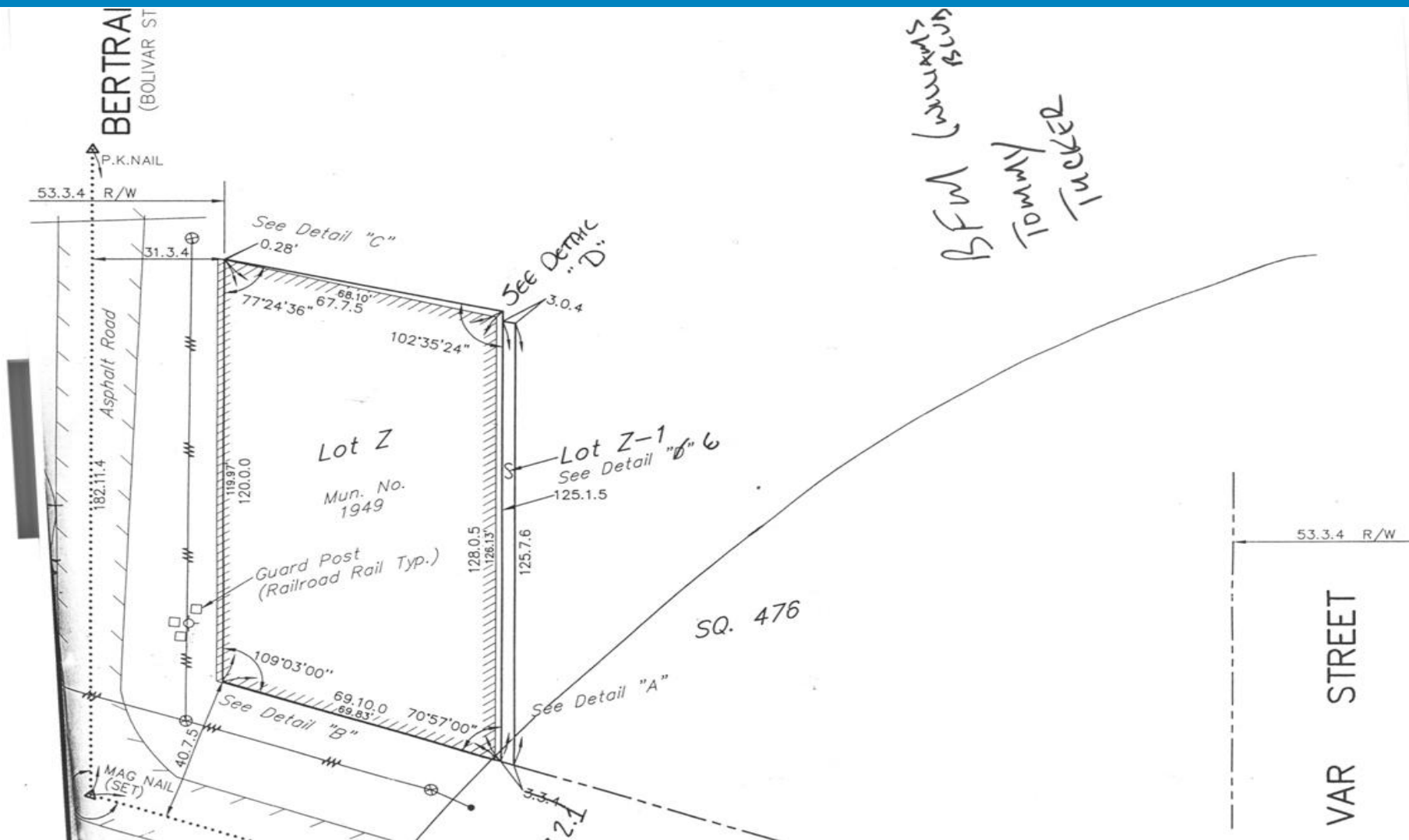
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