

FIRST FLOOR

6 units • 2,885 SF



SECOND FLOOR

8 units • 3,196 SF



THIRD FLOOR

2 units • 1,498 SF



- Residential unit
- Common area / stairwell

Each unit number appears twice per floor — one unit at 2331 and one at 2333, in mirrored floor plates. Square footages shown are per individual unit.

Plans are schematic and drawn to approximate proportion. They are not a survey and are not to scale.

UNIT AREA SCHEDULE

UNIT	2331 MAGAZINE	2333 MAGAZINE	COMBINED
FIRST FLOOR			
Unit 1	615.5	615.5	1,231.0
Unit 2	413.4	413.4	826.8
Unit 3	413.4	413.4	826.8
Subtotal			2,884.5
SECOND FLOOR			
Unit 4	468.6	468.6	937.2
Unit 5	302.8	302.8	605.6
Unit 6	413.4	413.4	826.8
Unit 7	413.4	413.4	826.8
Subtotal			3,196.3
THIRD FLOOR			
Unit 8	699.6	798.6	1,498.2
Subtotal			1,498.2

UNIT MIX		
UNIT SIZE	COUNT	TOTAL SF
302.8 SF	2	605.6
413.4 SF	8	3,307.2
468.6 SF	2	937.2
615.5 SF	2	1,231.0
699.6 SF	1	699.6
798.6 SF	1	798.6
All units	16	7,579.2

16

RESIDENTIAL UNITS

7,579

SF NET LIVABLE

9,875

SF GROSS BUILDING

COMMON & NON-LIVABLE AREA	
First floor common	847.4
First floor rear stairwell	270.3
Second floor common	545.5
Second floor rear stairwell	270.3
Third floor common	362.5
Total common & non-livable	2,296.0

SUMMARY	
Net livable area (16 units)	7,579
Common & non-livable area	2,296
Gross building area	9,875

SOURCE & DISCLAIMER

Areas and layout redrawn from the appraiser's sketch/area table addendum for 2331-33 Magazine Street, New Orleans, LA. Dimensions and square footages are approximate and are provided for illustration only. This drawing is not a survey, architectural plan, or as-built document, and is not drawn to scale. Buyer and buyer's representatives are responsible for independently verifying all areas, unit counts, room configurations, and zoning or code compliance. Neither the listing broker nor the seller warrants the accuracy of this information.