

MIXED-USE | **FOR SALE**

Multi-Building Investment Opportunity

1152-1168 Camp Street

NEW ORLEANS, LA, 70130

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Prime Lower Garden District Redevelopment Opportunity

1152-1170 CAMP STREET, NEW ORLEANS, LA 70130

DESCRIPTION

This ±15,044-sf property is on a 22,164-sf site in one of New Orleans' highly visible corridors, Camp Street and Calliope Street. It is steps from the Warehouse District, Central Business District, and Magazine Street. HU-MU zoning and nine dedicated surface parking spaces increase the potential of this redevelopment or owner-user opportunity. The property falls outside HDLC jurisdiction, unlocking additional flexibility for renovation and reuse. Notably, the National Park Service in 2021 issued separate Part 1 historic-significance approvals for the Briede Funeral Home (1152-1158 Camp St) and 1164-1170 Camp St.

1152-1158 CAMP ST.

Originally the Albert E. Briede & Son funeral home, this property has undergone numerous uses since 1928, with the most recent being an escape room venue called Escape My Room.

1160-1162 CAMP ST.

The rear warehouse is home to Courtyard Brewery, complete with kitchen, brewing space, and outdoor area.

1164-1170 CAMP ST.

This building features five residential and retail units.

OVERVIEW

SALE PRICE
$1,975,000 ($131.28 psf)

SIZE
Total Property Size
±15,044-sf buildings
22,164-sf site

PARKING
9 spaces

ZONING
(Conditional Use)
CZO 12.2.B.1(c)

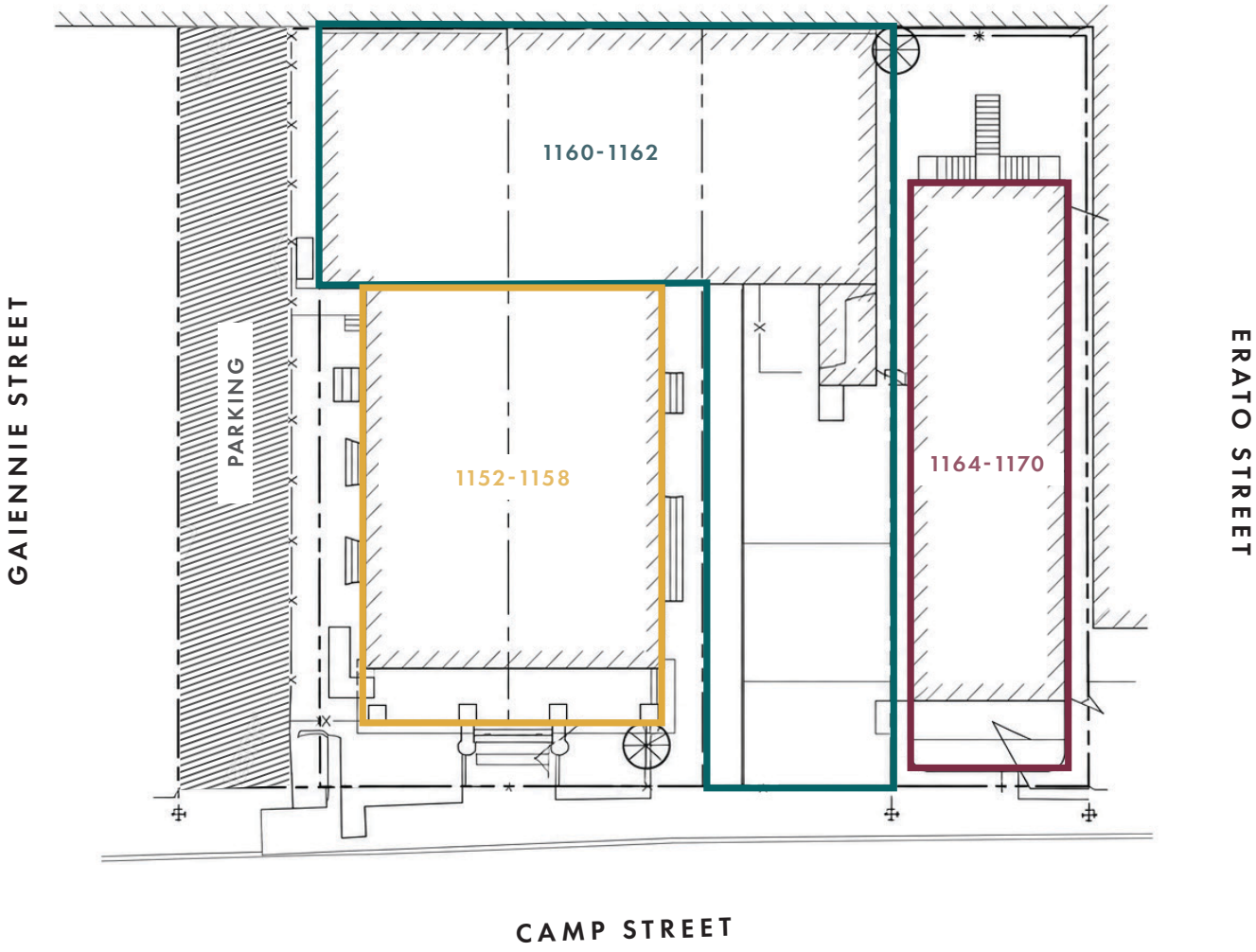
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SITE PLAN

1152-1170 CAMP ST.



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LOWER GARDEN DISTRICT

Market and Catalyst

The Lower Garden District Historic District is one of New Orleans' more popular areas, a mixture of residential and commercial that is characterized by 19th century buildings. The classically-inspired urban plan features streets named after the nine Greek muses and spaces intended for grand civic and religious structures. Architectural styles range from early Creole residences to Greek Revival double-gallery homes and modest shotgun houses.

Today this district is a bustling mixed-use neighborhood, featuring a variety of residential homes, multi-family properties, and commercial areas. One block over begins Magazine Street, a 6-mile commercial street lined with boutiques, galleries, dining destinations, and more. Across the street is Margaret Place, a historic 1854 Greek Revival townhouse that serves as a 5-suite boutique hotel and premier event venue. Within a few blocks, Coliseum Walk passes the Uptown Campus of the International School of Louisiana at 1400 Camp St and culminates in Coliseum Square Park, a 3-acre park that features walking paths, open lawns, and majestic oak trees.

A short few-blocks walk via well-developed paths leads to the Warehouse and Arts District. In the early 19th century, this area's proximity to the port made it an ideal place for businesses to store and ship goods; multistory brick warehouses, iron foundries, and cotton presses were constructed. In the 1990s, these buildings were redeveloped into art galleries, lofts, condo buildings, restaurants, and more. The National World War II Museum, the Ogden Museum of Southern Art, the Contemporary Art Center, Pêche Seafood Grill, Cochon, and two-Michelin star winner Emeril's are just some of the notable destinations.





1152-1170 CAMP ST.



ATTRACTIONS

Magazine Street, which runs parallel to Camp Street, is a shopping and dining destination for locals and tourists alike and intersects major uptown neighborhoods, including the Lower Garden and Garden Districts. The Warehouse and Arts District, just a few short blocks away, has popular attractions such as The National WWII Museum, the Ogden Museum of Southern Art, and award-winning restaurants.



RESTAURANTS & BARS

Nearby are Barrel Proof, French Truck Coffee, Beggar's Banquet, St. Pizza, Here Today Rotisserie, The Bower, and Surrey's Café and Juice Bar, among others.



HOTELS

The location is right across the street from Margaret Place. It is also near the Fleur De Lis Mansion Bed & Breakfast, Terrell House Bed & Breakfast, The Garden District Hotel, The Blackbird Hotel, Hotel Saint Vincent, and Travelers Guest House New Orleans.



TRANSPORTATION

The area is easily accessed by the St. Charles streetcar line and NORTA bus lines 11 (Magazine St.) and 12 (St. Charles Ave.). The nearby Riverfront streetcar line provides access to the French Quarter and the newly extended Riverfront Park.

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ALBERT E. BRIEDE & SON FUNERAL HOME

1152-1170 CAMP ST.



THE TIMES-PICAYUNE, SUNDAY, FEBRUARY 19, 1928 PAGE NINETEEN

Most Complete and Modern Funeral Home in the South!

F. P. CROCKETT
General Contractor and Designer
1428 Polymnia St. Phone JAc. 3130

As Usual
F. P. CROCKETT
Has Completed the Funeral
Home of
Albert E. Briede & Son, Inc.
Ahead of Schedule Time,
So to Be Opened to the
Visitors and Friends
During
Mardi Gras

ALBERT E. BRIEDE & SON, INC.

NATIONAL —the Millwork of Distinction
Adorns This and Many Other Fine Structures in New Orleans and Elsewhere

Architects and general contractors have for years preferred National millwork because of its unusual excellence.

These discriminating buyers know that the correct manufacture of millwork requires a skilled organization, modern machinery, and long experience.

The National Sash and Door Company has continuously and successfully served this particular trade because our equipment and facilities are of the best character, and we have an adequate and thoroughly capable personnel.

New Home of Albert Briede & Son F. P. Crockett Contractor

NATIONAL SASH AND DOOR COMPANY, INC.
George V. L'Hote, President
Division of
Hortman-Salmen Co., Inc. GAlvez 1171
600 North Dupre
Largest Lumber, Millwork and Building Material Supply Plant South

Albert E. Briede & Son, Inc.
1160 Camp St., Opp. Margaret Place
Announce the Opening of Their
NEW HOME
You Are Invited to Visit and Inspect
This Palatial Edifice
Sunday, Feb. 19, 1928

Albert E. Briede, Sr.

Albert E. Briede, Jr.

Second floor, looking from the rear. Here are located the rest rooms for ladies and gentlemen, the beautiful mezzanine with exquisite fountain, and the completely equipped dining room, bathroom, and bedroom for the accommodation of clients.

This gives an idea of the spaciousness and beauty of our funeral parlors. With these accommodations we can hold funerals sumptuously, and without interference with others.

LIGHTING FIXTURES
DESIGNED AND INSTALLED BY
SOLAR STUDIO, INC.
348 BARONNE ST. 2ND FLOOR

Tiles by
Atlas Tile Roofing Co. Inc.

HARDWOOD FLOORS
Furnished and Finished by
Madison Lumber Co.
GAlvez 1151

JAckson 2895 Residence UPtown 8836
J. MOCKLIN
Slate, Metal and Tar Roofs
Erected and Repaired
We are proud of the part we had in the building of the new Albert E. Briede Funeral Home
1026 MAGAZINE ST.

Phone JAckson 1700
ROBERT P. HYAMS COAL CO.
BUILDING MATERIAL
Office and Yards Clio and Magnolia Sts.

NATIONAL PARK SERVICE

MAY 21, 2021

The National Park Service issues separate Part 1 historic-significance approvals for the Briede Funeral Home and 1164-1170 Camp St.

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HISTORY

1152-1170 CAMP ST.

c. 1900

1164-1168 Camp St. originates as a double-camelback shotgun.

1928

Albert E. Briede & Son announces opening of its new funeral home at 1160 Camp St. F. P. Crockett is the designer and general contractor.



Photo courtesy of New Orleans Uncovered Facebook Page

1930 - 1939

A rear garage is added to 1164-1168 Camp St. In 1939, the house is remodeled as a fourplex.

1954-1958

Construction on the First Span (Eastbound) of the Greater New Orleans Bridge (now known as the Crescent City Connection).

1955-1956

Due to bridge construction, the funeral company seeks a new home. 1160 Camp St. is relinquished to the Mississippi River Bridge Authority by a Louisiana Supreme Court decision.

Photo courtesy of Bridge House Grace House Facebook Page



TBD 1959

This building becomes home to Bridge House, beginning a long chapter of residential recovery services that will grow to include Grace House and a thrift shop operated by the organization.

2010

Bridge House moves to the new Earhart Blvd. facility. Grace House women's chapter continues to operate here until 2019, when it relocates to an Algiers campus.

2020

Courtyard Brewery, which also hosts food pop-ups and markets, moves into the former garage/warehouse space.



2021-2023

Merchant House, a collective of antique furniture, vintage clothing, housewares, and gifts, moves in temporarily while it is renovating its present location at 1150 Magazine St.

2023

Escape My Room moves into 1152 Camp St.



Photo courtesy of escapemyroom.com /new_orleans/

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Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:		Seller/Lessor:	
_____		_____	
By:	_____	By:	_____
Title:	_____	Title:	_____
Date:	_____	Date:	_____
Licensee:	_____	Licensee:	_____
Date:	_____	Date:	_____