

624 Race Street
New Orleans, LA 70130

AVAILABLE FOR SALE

TALBOT
REALTY GROUP



LOWER GARDEN DISTRICT OFFICE, WAREHOUSE & YARD

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM



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LOCATION:	624 Race Street New Orleans, LA 70130
PROPERTY DESCRIPTION:	The fenced, concrete-paved yard contains 18,377 square feet of area and fronts on two streets. There is a 1,392 square foot office building and a 3,480 square foot warehouse on the site.
PRICE:	\$1,600,000
ZONING:	HU-MU, Historic Urban Neighborhood Mixed-Use District
COMMENTS:	There is secure exclusive parking behind electric key pad controlled electronic gates. The office building contains 3 offices, conference room and 3 half bathrooms. This property is near the River District. The River District is a new mixed-use neighborhood being developed on 39+ acres of vacant land on the Mississippi River.

FOR MORE INFORMATION CONTACT:

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The information in this brochure has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



KEY FACTS

New infrastructure including water, sewer, drainage, stormwater, 5G fiber+, and resilient power

Retail, entertainment and lodging projects and amenities

NOLA Public Schools New tax revenues for NOLA Public Schools

Expanded street grid with integrated public transit and improved traffic and bike lanes

Public open green spaces



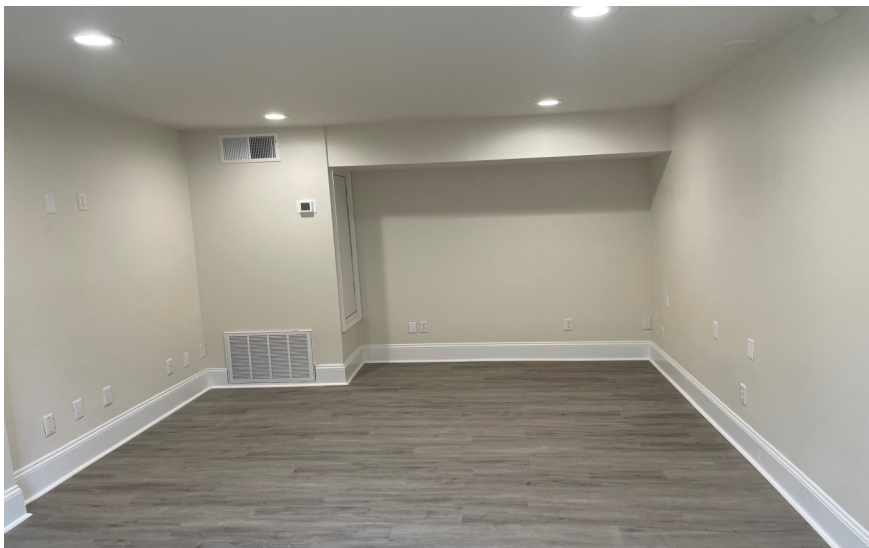
624 RACE STREET

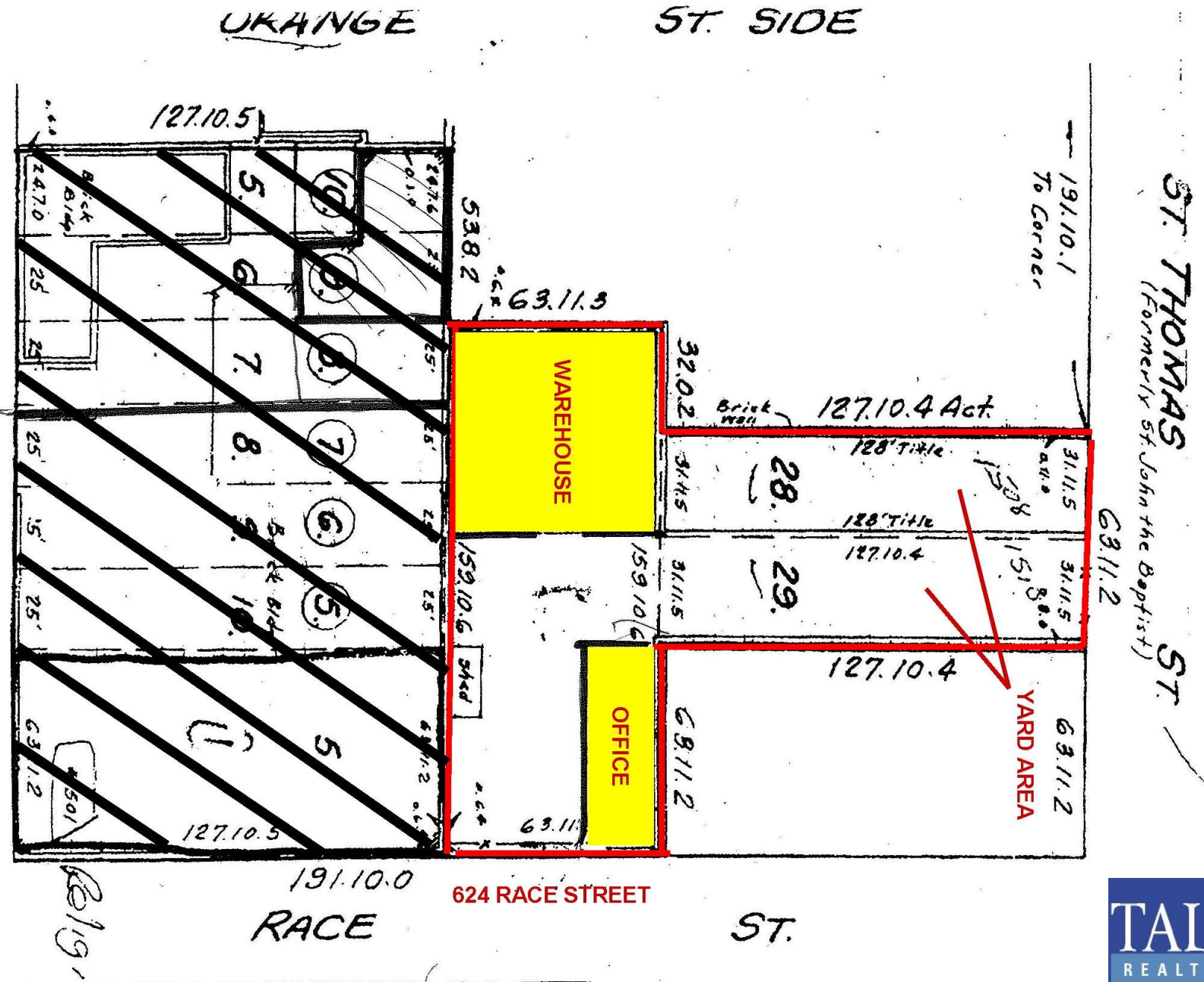
NEW ORLEANS, LA



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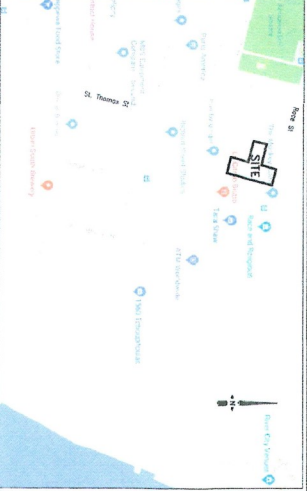




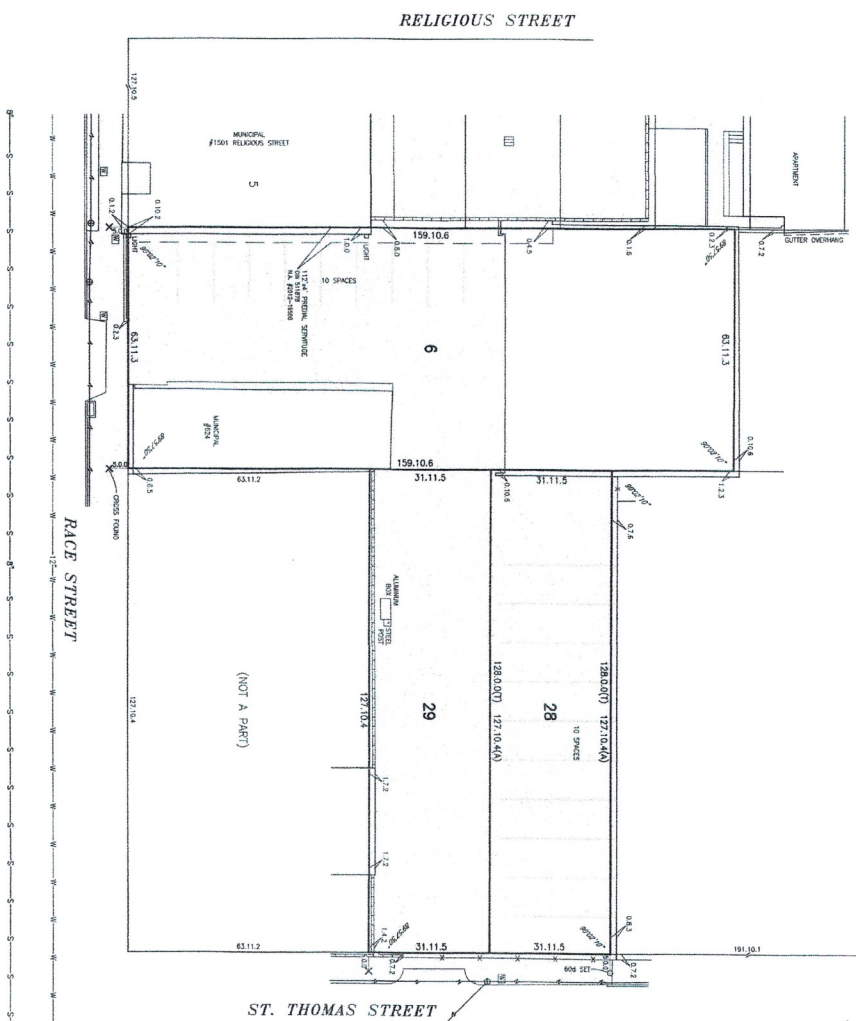
LEGAL DESCRIPTION

(LOT 6)
 A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE FIRST DISTRICT OF NEW ORLEANS, PARISH OF ORLEANS, FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, ST. THOMAS STREET, AND RACE STREET, AND ACCORDING TO A SKETCH MADE BY C. LUNCS LEWIS, D.C.S., DATED AUGUST 14, 1914, ANNEXED TO AN ACT BEFORE F. J. DREFOUS, NOTARY PUBLIC, DATED DECEMBER 1, 1916, AND RECORDED IN COB 817, FOLIO 181, SAID LOT IS DESIGNATED AND DESCRIBED AS FOLLOWS, TO-WIT:
 LOT NO. 6 COMMENCES AT A DISTANCE OF 127 FEET, 10 INCHES, 5 LINES FROM THE CORNER OF RACE AND RELIGIOUS STREETS, AND MEASURES 181 FEET, 10 INCHES, 5 LINES FROM SAID CORNER, ST. THOMAS STREET, AND RACE STREET, SAME IN WIDTH IN THE MIDDLE AS IN THE SIDES, AND BOUNDED BY RACE STREET BETWEEN EQUAL AND PARALLEL LINES.

(LOTS 28 AND 29)
 A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ORLEANS, FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, ST. THOMAS STREET, AND RACE STREET, AND ACCORDING TO A SKETCH MADE BY C. LUNCS LEWIS, D.C.S., DATED AUGUST 14, 1914, ANNEXED TO AN ACT BEFORE F. J. DREFOUS, NOTARY PUBLIC, DATED DECEMBER 1, 1916, AND RECORDED IN COB 817, FOLIO 181, SAID LOTS ARE DESIGNATED AND DESCRIBED AS FOLLOWS, TO-WIT:
 LOTS 28 AND 29 ADJACENT EACH OTHER AND EACH MEASURES 31 FEET, 11 INCHES, 5 LINES FRONT ON ST. THOMAS STREET, SAME IN WIDTH IN THE MIDDLE AS IN THE SIDES, AND BOUNDED BY RACE STREET BETWEEN EQUAL AND PARALLEL LINES OF 127 FEET, 10 INCHES, 5 LINES FROM THE CORNER OF RACE AND ST. THOMAS STREETS, AND LOT NO. 28 LESS MEASUR TO AND COMMENCES AT A DISTANCE OF 191 FEET, 10 INCHES, 1 LINE FROM THE CORNER OF ORANGE AND ST. THOMAS STREET.



VICINITY MAP
 (NOT TO SCALE)



SURVEY REFERENCE

ALTA PLATON LAND TITLE SURVEY OF LOTS 28 AND 29 SQUARE 29, FIRST DISTRICT BY RICHARD T. DODDING, P.L.S. DATED JANUARY 15, 2013.

ANGLE BASIS:

CITY OF NEW ORLEANS SQUARE MAPS BY PHENECOURT.

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 22071 COZ37, WITH A DATE OF SEPTEMBER 30, 2016 FOR COMMUNITY NO. 22520, ORLEANS PARISH, STATE OF LOUISIANA. THIS PROPERTY IS NOT DESIGNATED AS A FLOOD HAZARD AREA FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

LAND AREA

TOTAL LAND AREA = 16,492.25 SQ. FT.

LEGEND

- CONCRETE CURB
- UTILITY POLE
- WATER METER
- WATER MAINLINE
- SEWER LINE
- TITLE
- ACTUAL
- CROSS OUT (UNLESS NOTED)

GENERAL SURVEY NOTES:

1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.
2. SEWER AND WATER LINES ARE TAKEN FROM THE NEW ORLEANS SEWERAGE AND WATER BOARD MAPS.

SURVEY LOTS 6, 28 AND 29
 FIRST DISTRICT
 ORLEANS PARISH, LOUISIANA
 MORRISON INVESTMENT GROUP, LLC

DADING, MARQUES & ASSOCIATES, LLC
 Licensed Professional Surveyors
 P.O. BOX 790
 METairie, LA, 70004
 (504) 834-0080

COODY A. DIAMARCO
 Licensed Professional Surveyor
 P.L.S. & A. # 1666-00-000

DATE: 6-24-2019 SCALE: 1" = 20' DRAWN BY: R.J.R. CHECKED BY: C.A.D. JOB NO.: 58275 SHEET: 1 OF 1

THIS IS A FLOOD ZONE MAP. IT IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSES. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.





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