

SALE

Priced to Sell - Former Cool-Rite Building

3314 CONTI ST

New Orleans, LA 70119

PRESENTED BY:

SAM HURLEY

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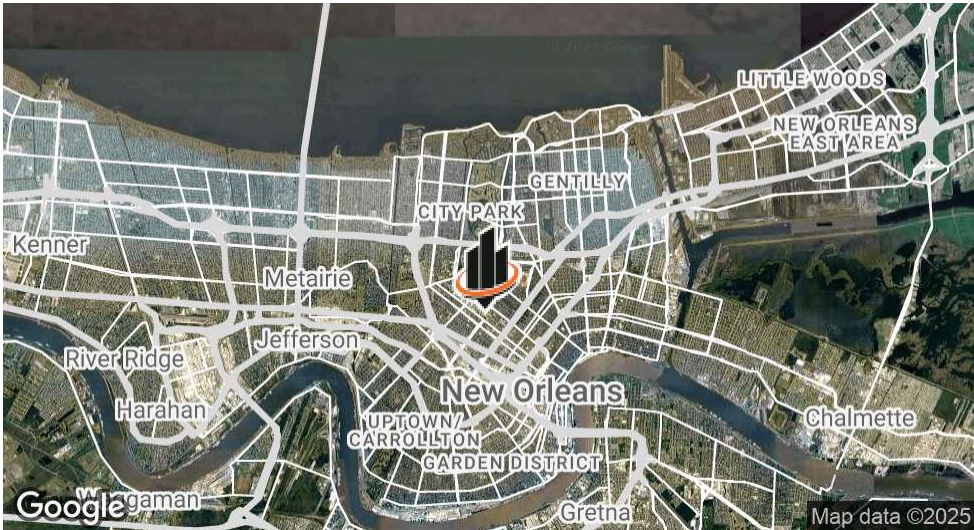
TYLER ROBINSON

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PROPERTY SUMMARY



LOCATION DESCRIPTION

The property is situated just off N Norman C Francis & Bienville, in the vibrant Mid-City neighborhood of New Orleans. It's conveniently located near City Park, the Fair Grounds, and just a short distance from the French Quarter and the CBD. Mid-City offers a dynamic mix of dining, bars, retail, and office.

Nearby attractions include Lafitte Greenway, Liuzza's, Parkway Bakery & Tavern, Bayou St. John, Bayou Beer/Wine Garden, Katie's, Wrong Iron, and many more!

OFFERING SUMMARY

SALE PRICE:	\$669,000
LOT SIZE:	±0.154 Acres
BUILDING SIZE:	±8,888 SF
ZONING:	HU-MU

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PROPERTY DESCRIPTION

SVN | Urban Properties is pleased to present the former Cool-Rite building for sale.

3314 Conti features an ±8,888 SF, two-story building situated on approximately 0.154 acres. The new roof is structurally engineered to potentially support a rooftop "experience." Utilities are available on-site. And with a clearance of over 9 feet in width between the building and property line, the right side of the property allows space for a driveway.

Recent renovations, including an interior gut and updated exterior, provide a blank canvas ready for a wide range of uses, from retail to office and beyond.

Seller will consider a sale of the adjacent ±0.08 acre lot at 327-29 N Rendon Street. Previous plans for this parcel envisioned its use as a throughway to the rear of 3314 Conti, along with designated areas for parking and bike storage.

Details regarding all approved plans at 3314 Conti are available upon request.

MOTIVATED SELLER - FORMER COOL RITE BUILDING | 3314 Conti St New Orleans, LA 70119

SVN | URBAN PROPERTIES 2

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INTERIOR PHOTOS



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RETAILER MAP



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AREA ANALYTICS

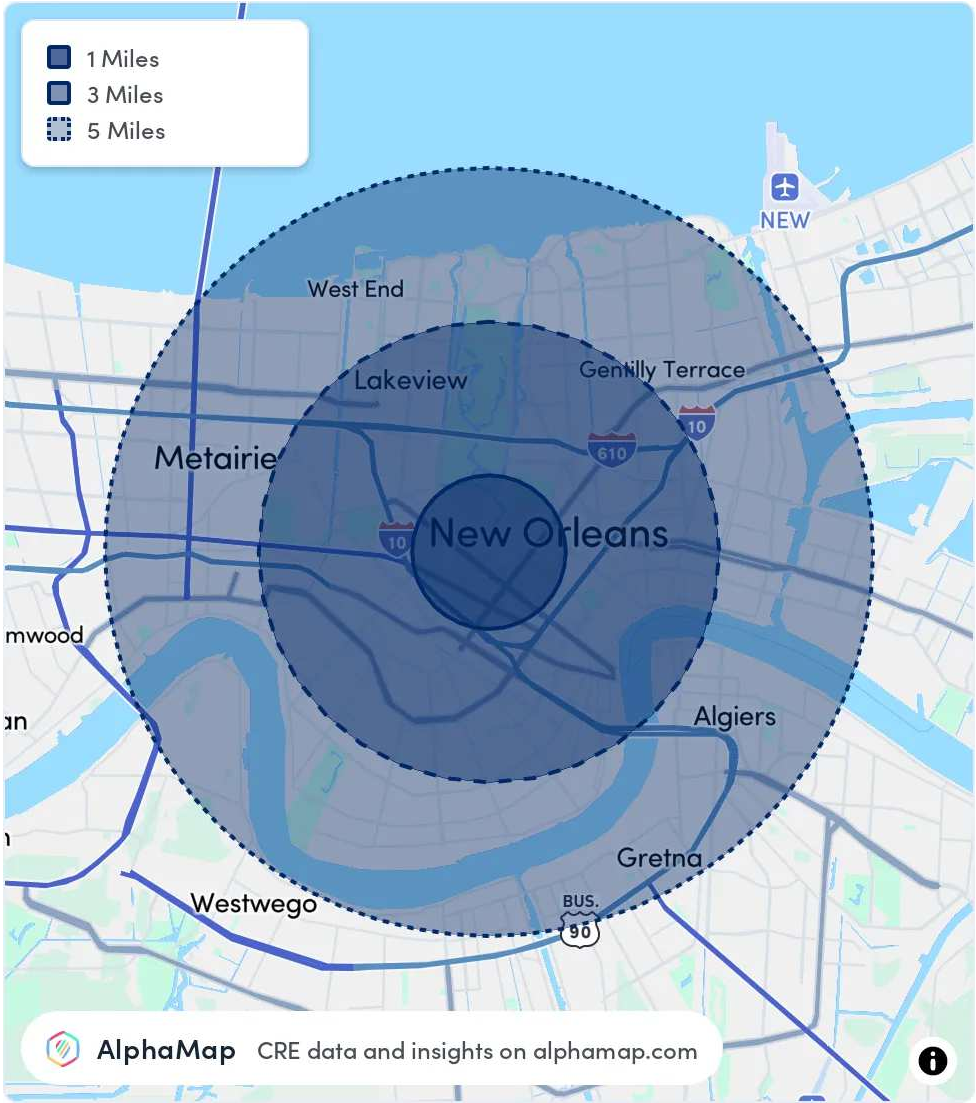
POPULATION1 MILE3 MILES5 MILES

TOTAL POPULATION	25,339	176,447	369,096
AVERAGE AGE	39	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLD & INCOME1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	11,933	82,606	167,905
PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$77,080	\$88,941	\$91,636
AVERAGE HOUSE VALUE	\$465,822	\$494,720	\$453,038
PER CAPITA INCOME	\$36,704	\$42,352	\$41,652

Map and demographics data derived from AlphaMap



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SVN | URBAN PROPERTIES 5

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MEET THE TEAM



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