

**TALBOT**  
REALTY GROUP

1018-1020 Erato Street  
New Orleans, LA 70130

**AVAILABLE FOR SALE**



Lower Garden District Dock-High Warehouse Style Building Situated On A Fenced Lot

# 1018-1020 ERATO STREET

NEW ORLEANS, LA

LOCATION:	1018-1020 Erato Street (Between Constance & Magazine Streets) New Orleans, LA 70130
PRICE:	\$1,050,000
BUILDING SIZE:	4,916 Square Feet
LOT SIZE:	10,418.53 Square Feet
ZONING:	HU-MU, Historic Urban Neighborhood Mixed-Use District Click here for zoning information: <a href="#">Article 12 - Comprehensive Zoning Ordinance - City of New Orleans</a>
UTILITIES:	There is a 600 amp electrical service with 3 electric meters and one master meter.
DOCK-HIGH DOORS:	Two dock-high loading doors measuring 8' x 8'.
COMMENTS:	This building was formerly the Courtyard Brewery and is presently being used as storage and artist studios. There are 2 bathrooms inside the building and one in the outhouse building. A new TPO roof was installed within the last year. The building is not climate-controlled. Neighboring businesses are French Truck Coffee, Barrel Proof, Merchant House, and St. Pizza. All showings must be by appointment.

FOR MORE INFORMATION CONTACT:

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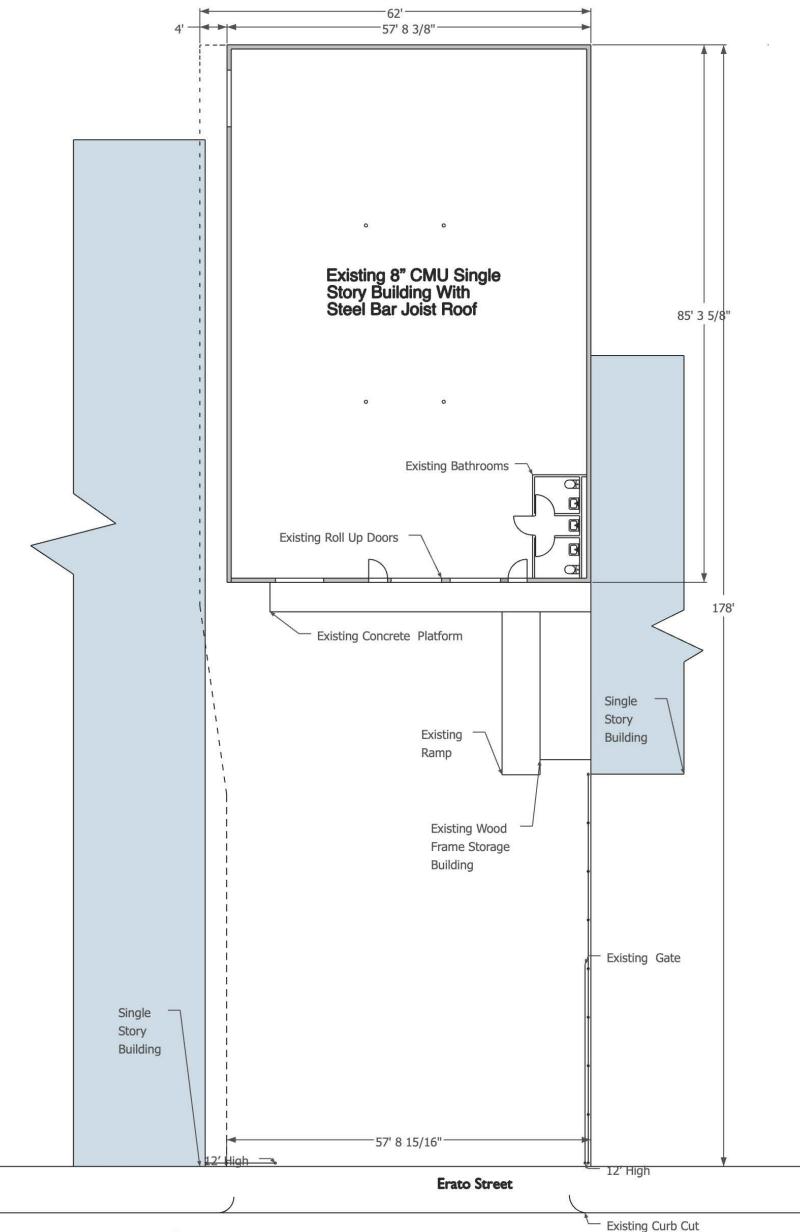


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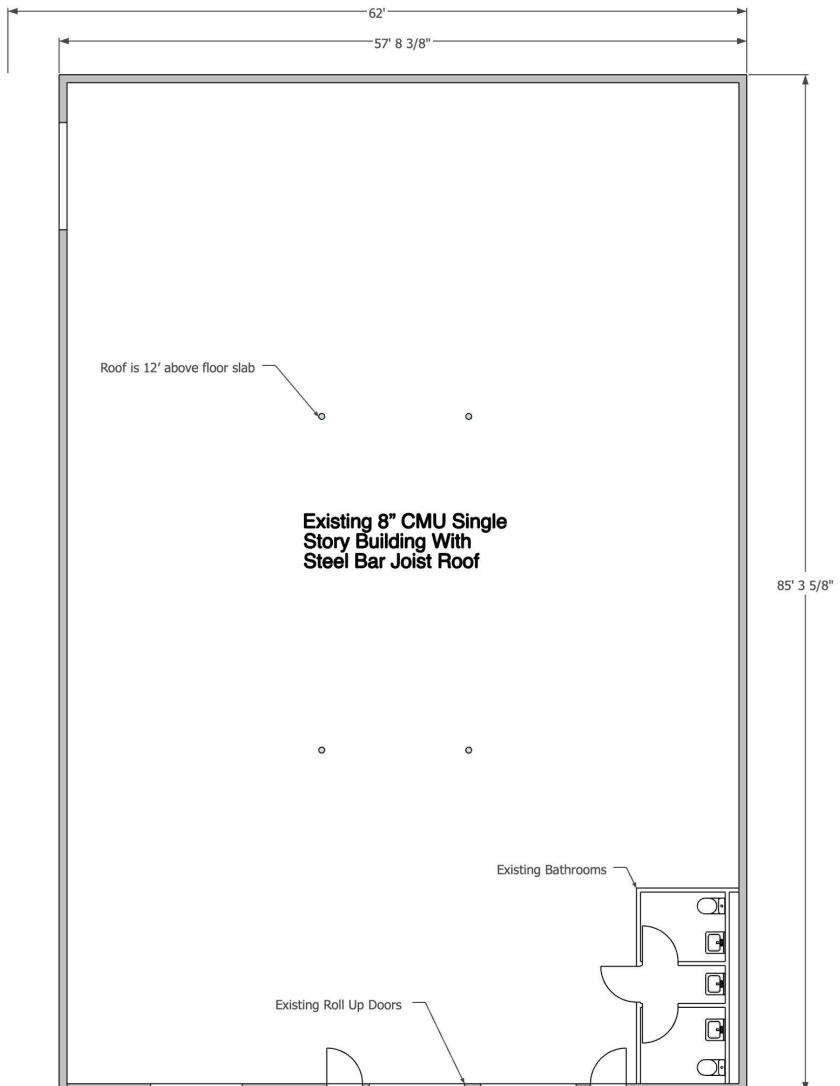


## SITE PLAN



1020 Erato Street  
New Orleans LA  
Site Plan Existing Conditions

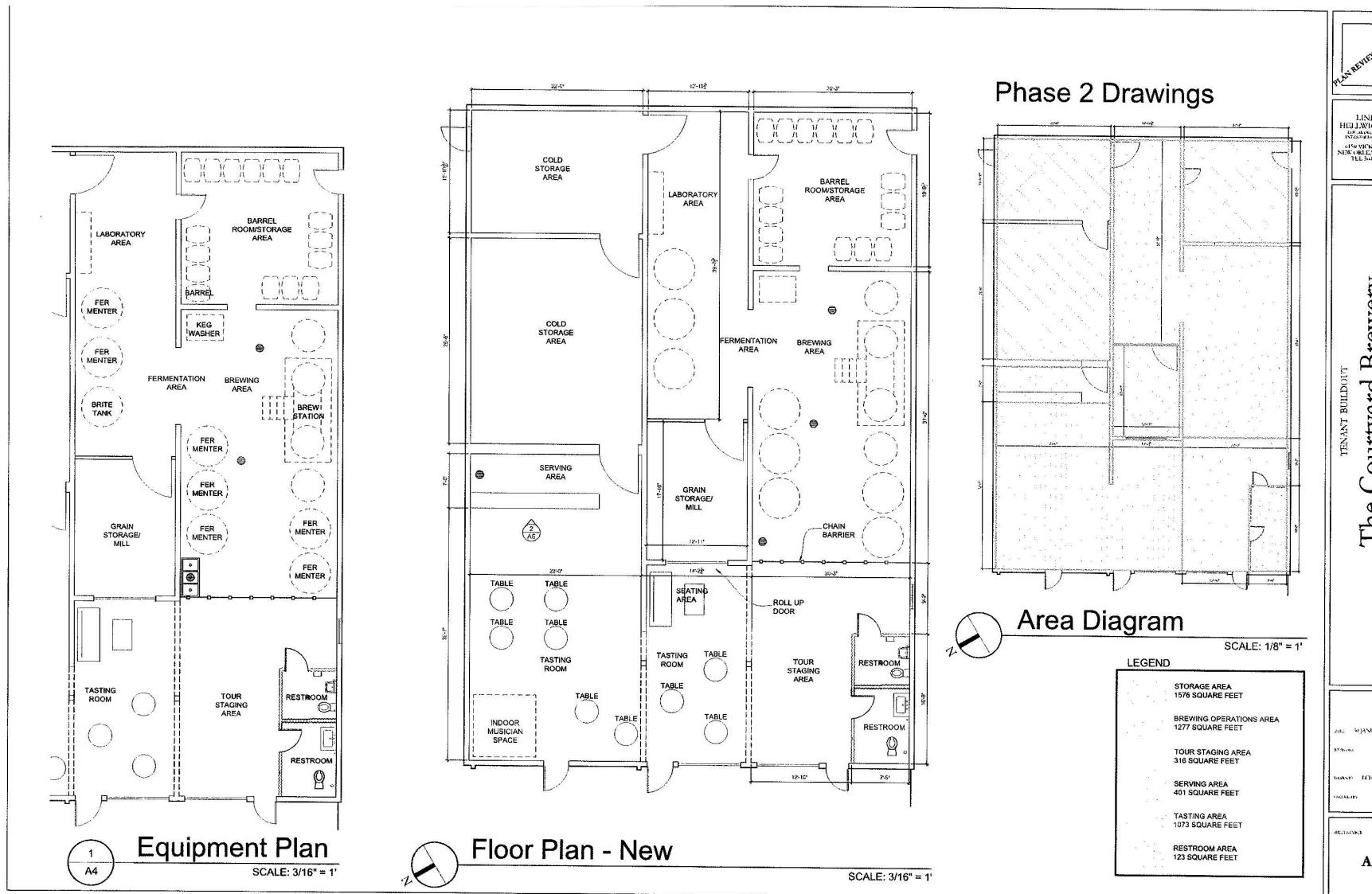
## FLOOR PLAN



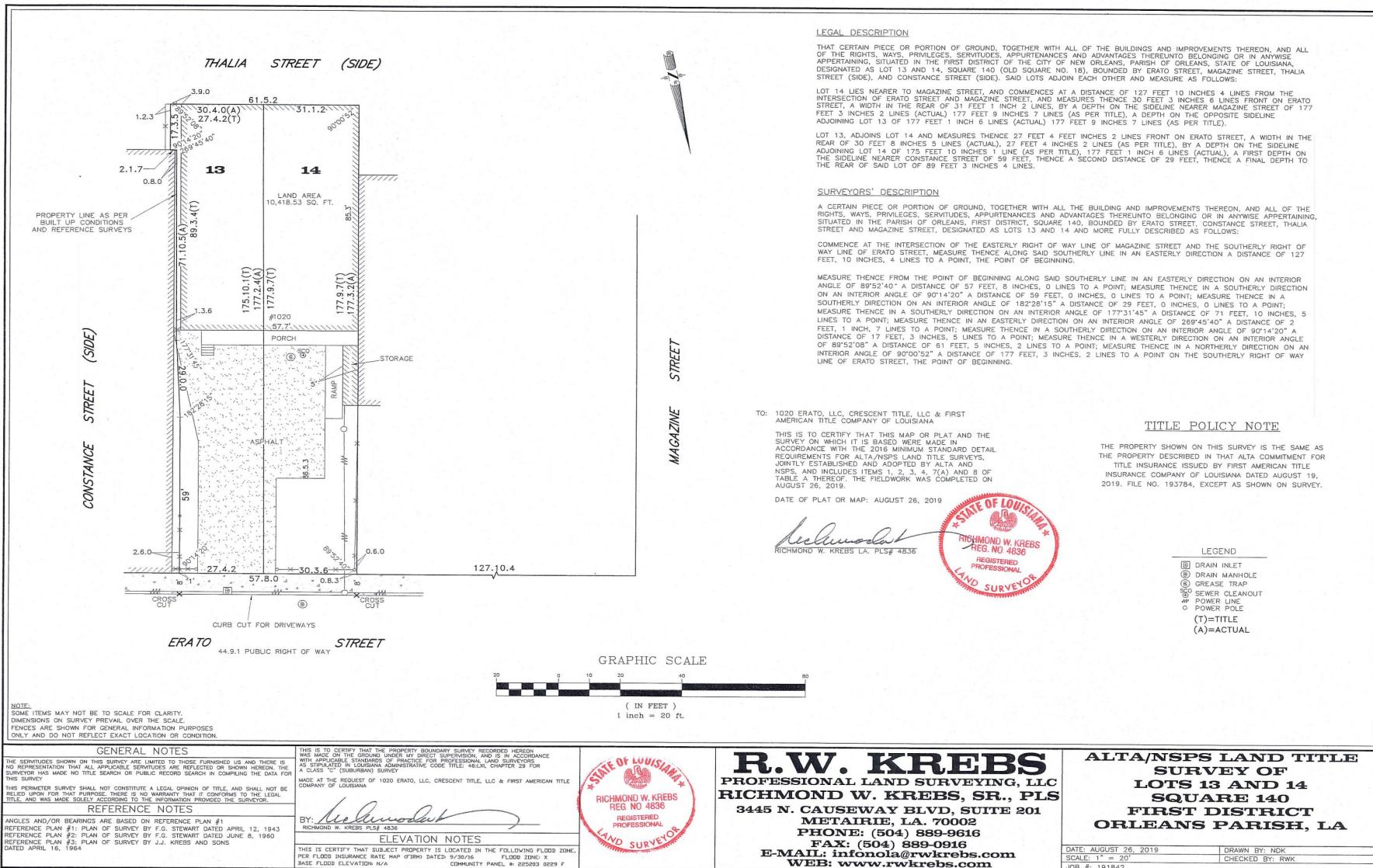
1020 Erato Street  
New Orleans LA  
Floor Plan

Proposed Work  
Raise Roof 8'  
Raise 8" Block Walls 8'  
Install New 6" Steel Columns

## FLOOR PLAN

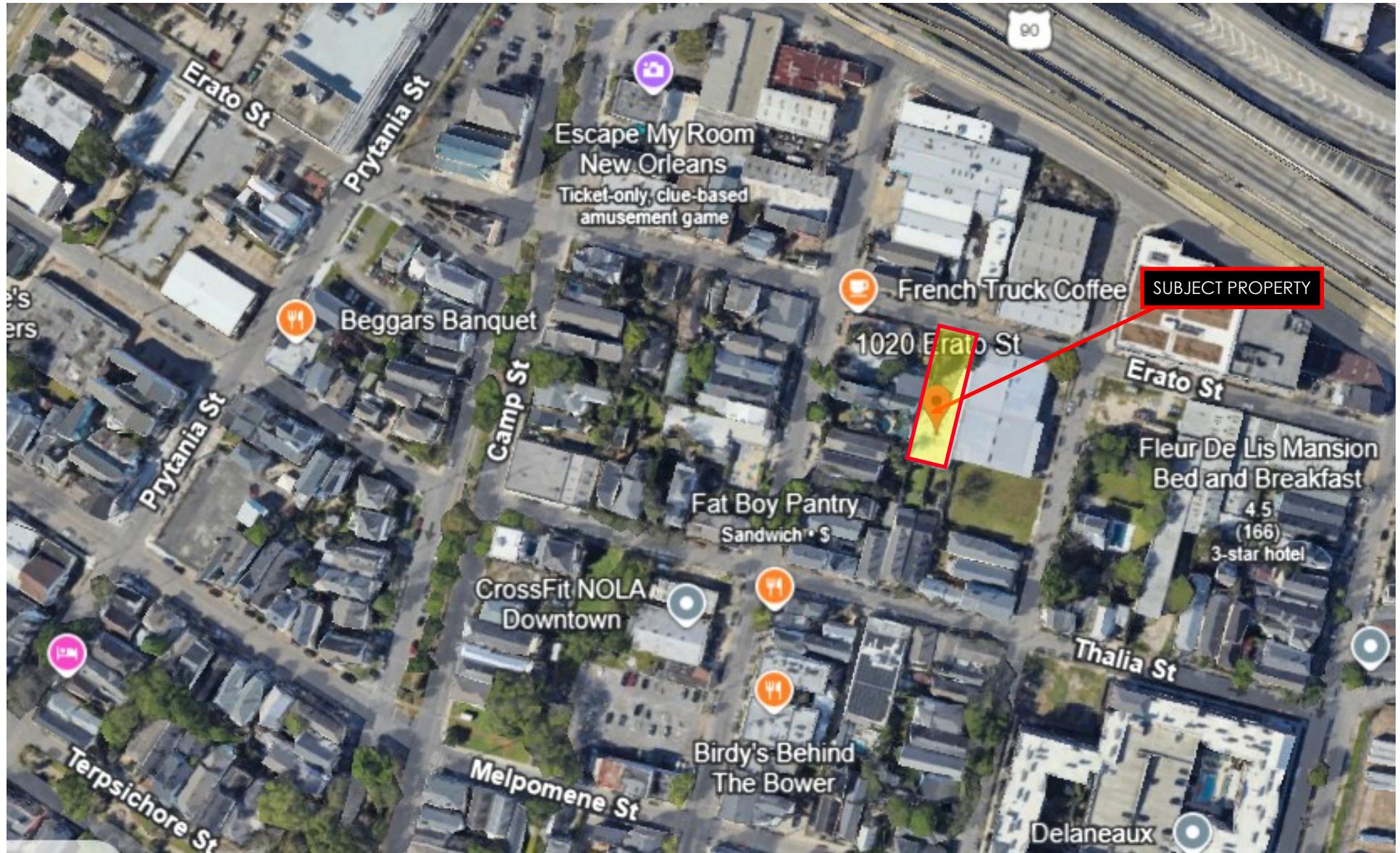


## SURVEY



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## NEW ORLEANS, LA



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## POINTS OF INTEREST

