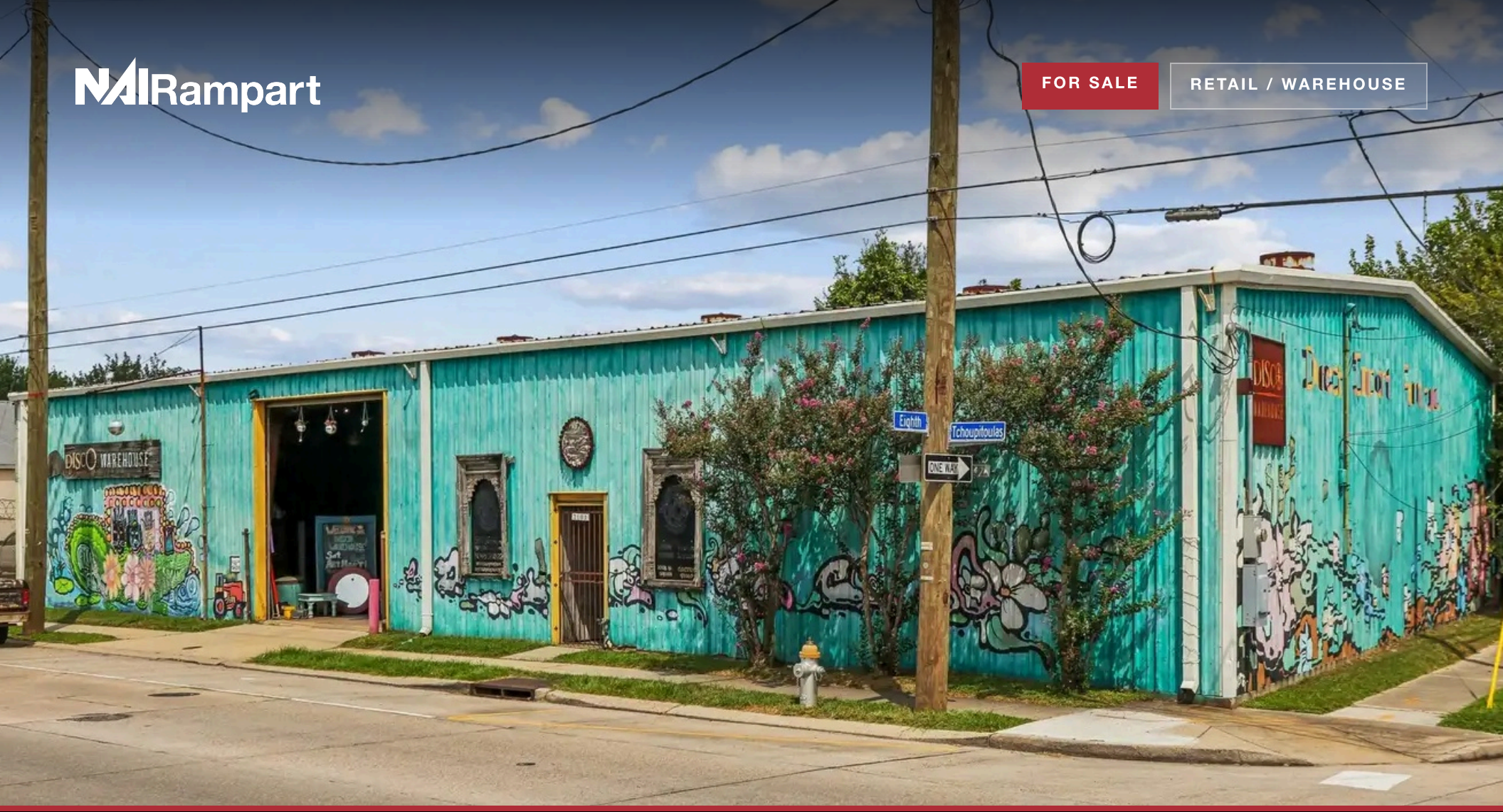
NAI Rampart

FOR SALE

RETAIL / WAREHOUSE



TCHOUPITOULAS CORRIDOR · DEVELOPMENT ACQUISITION

3101 Tchoupitoulas Street

New Orleans, LA 70115 · Corner of Eighth Street

PRESENTED BY

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PROPERTY DESCRIPTION

Hard-Corner Warehouse on the Tchoupitoulas Corridor

Sited on the hard corner of Tchoupitoulas Street and Eighth Street, the property offers ±6,720 SF of improvements on an expansive ±15,000 SF parcel, leaving additional land for future development or supplemental parking. The entire site is zoned MU-1 (Medium Intensity Mixed-Use), which allows a broad range of permitted uses along one of the city's most actively developing corridors.

Tours by appointment with a listing agent only — please do not disturb the current tenant, whose concept remains open. Sold as is, where is, with a Waiver of Redhibition; measurements, zoning, overlays and intended use to be verified by the purchaser.

OVERHEAD DOORS	CLEAR HEIGHT	ZONING
(2) 14' × 14'	±15.5'	MU-1

OFFERING SUMMARY

SALE PRICE	$1,275,000
BUILDING SIZE	±6,720 SF
LOT SIZE	±15,000 SF
ZONING	MU-1
PARCEL APN	411100513

PROPERTY HIGHLIGHTS

- Hard corner of Tchoupitoulas Street and Eighth Street
- ±15,000 SF parcel with land for development or parking
- Two 14' × 14' grade-level doors, exhaust fans and HVLS fan
- MU-1 zoning permits a broad mix of retail and commercial uses

FOR MORE INFORMATION

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DISCO WAREHOUSE

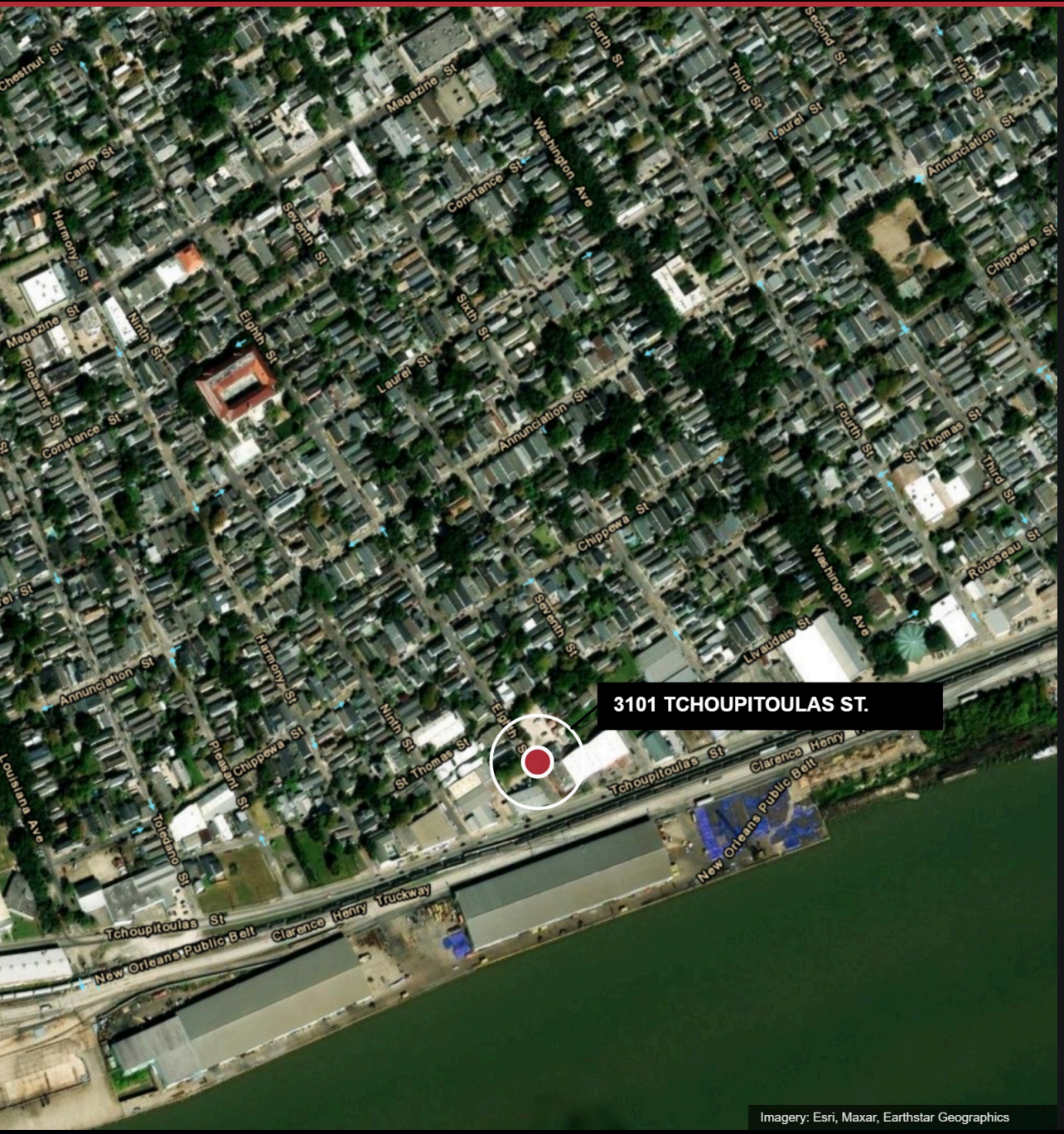
STORE

DUNLOP

DUNLOP
mangharam's

EXTREMA

GALLERY



LOCATION

Hard corner of Tchoupitoulas Street and Eighth Street in the Irish Channel, across from the Port of New Orleans riverfront and minutes from the Warehouse District and CBD.

WALMART SUPERCENTER	**0.8 mi**
CONVENTION CENTER	**1.8 mi**
CAESARS SUPERDOME	**2.2 mi**
PARISH	**Orleans**

BUILDING SPECIFICATIONS

BUILDING / LOT	**±6,720 / ±15,000 SF**
FLOORS	**1**
GRADE-LEVEL DOORS	**(2) 14' × 14'**
CLEAR HEIGHT	**±15.5' (±13' at beams)**
VENTILATION	**2 Exhaust Fans + HVLS**
ZONING	**MU-1**

Distances are straight-line and approximate.

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FOR MORE INFORMATION

Let's talk about 3101 Tchoupitoulas Street

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