

PRIME MULTIFAMILY OPPORTUNITY

# 3206 Saint Charles Ave

New Orleans, LA 70115

Presented By:

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### PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire a uniquely positioned multifamily property at 3206 St. Charles Avenue, located in the prestigious Garden District of New Orleans. Situated directly on the iconic St. Charles Avenue streetcar line, this  $\pm 6,922$  SF building spans two addresses (3206 and 3208 St. Charles Ave.), and features eight (8) residential units with a flexible mix of studio and one-bedroom layouts. Sited on  $\pm 8,215$  SF of land, the property is ideal for investors seeking a unique multifamily asset with future value-add potential or owner-occupants looking for supplemental rental income. With its classic curb appeal, this Garden District gem benefits from consistent occupancy and excellent walkability to dining, shopping, and entertainment. The property is currently zoned HU-RM1 (Historic Urban Multi-Family Residential District). All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

### OFFERING SUMMARY

Sale Price:	\$2,400,000
Number of Units:	8
Lot Size:	$\pm 8,215$ SF
Building Size:	$\pm 6,922$ SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,428	4,048	14,875
Total Population	2,674	7,748	28,645
Average HH Income	\$123,384	\$122,571	\$110,744

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### PROPERTY HIGHLIGHTS

- Prime location on St. Charles Avenue.
- Historically significant Greek revival with high ceilings, large rooms, and beautiful architectural details.
- Grand, 2-story front gallery offers incredible views of Mardi Gras parades.
- Spacious studio and 1-bedroom apartments with central AC, updated appliances, and large closets.
- Roof and gutters replaced in 2019.
- Front gallery roof and flashing replaced in 2024.
- Columns, porches, and steps repainted in 2024.



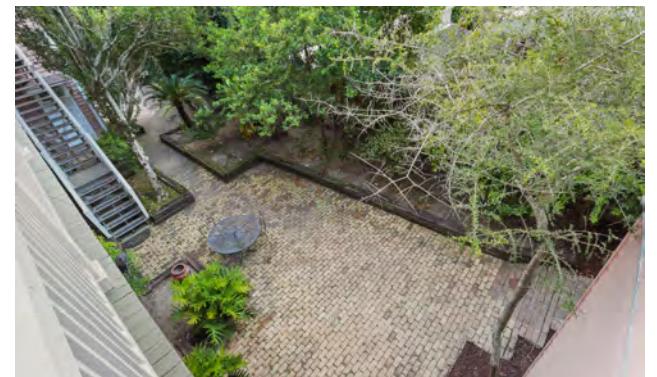
### ZONING BREAKDOWN AND AGENT NOTES

The HU-RM1 Multi-Family Residential District is intended to provide for low to medium residential densities appropriate for a variety of housing types such as single-family, two-family, townhouse and lower density multi-family dwellings. The district is intended to maintain a primarily residential environment with a variety of lower density dwelling types therefore the building height is limited to three stories. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

Please do not tour the property without the listing agents being present, and DO NOT disturb the current tenants. Need 24 hours' notice to show. Call/Email agents to schedule appointments. For additional information regarding tenants, leases, or financials, please contact the listing agents. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, Overlays, and Intended Use are to be verified by the purchaser. Property to be sold in "as is, where is" condition with a Waiver of Redhibition to be executed and made part of the sale documents.

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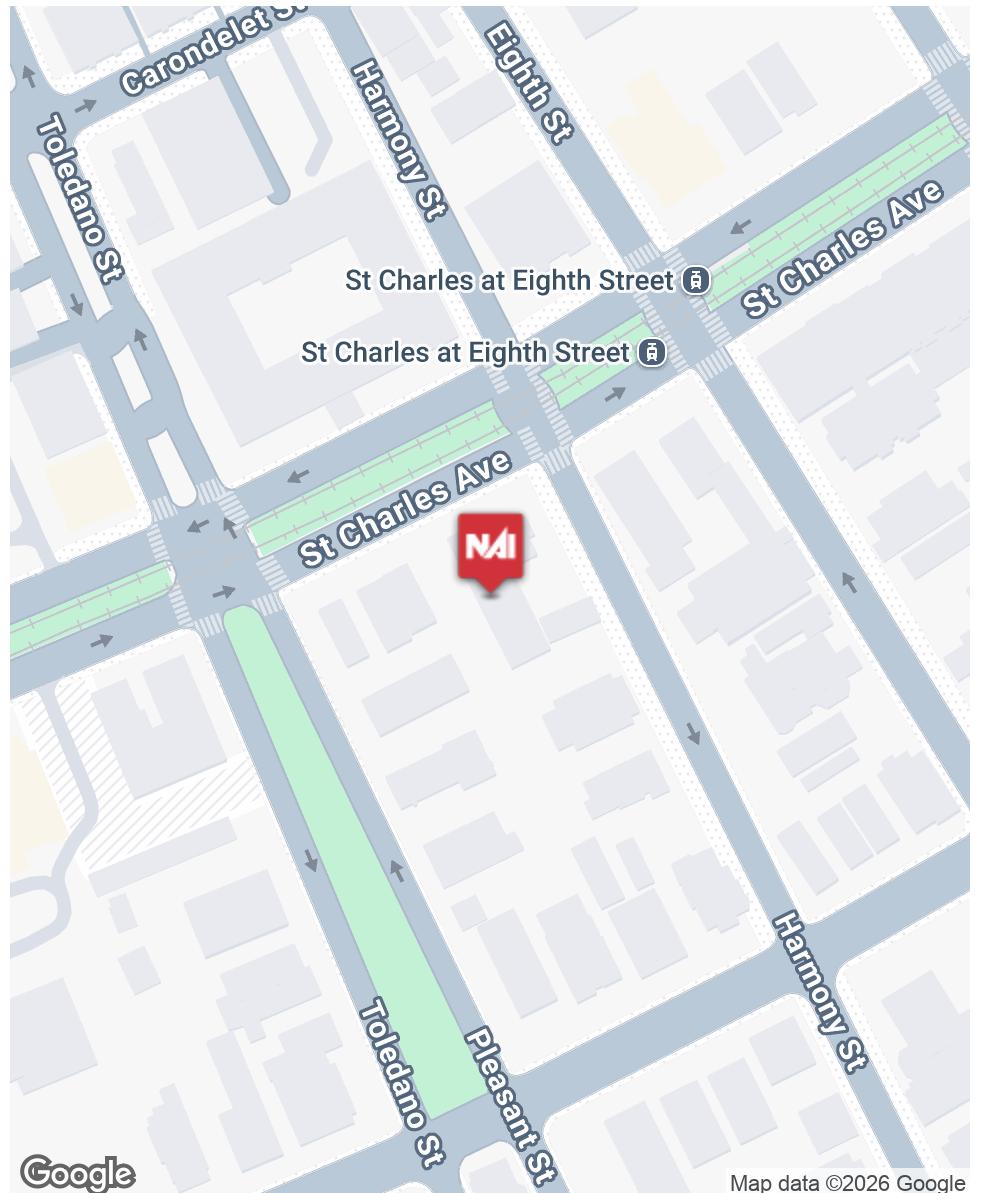
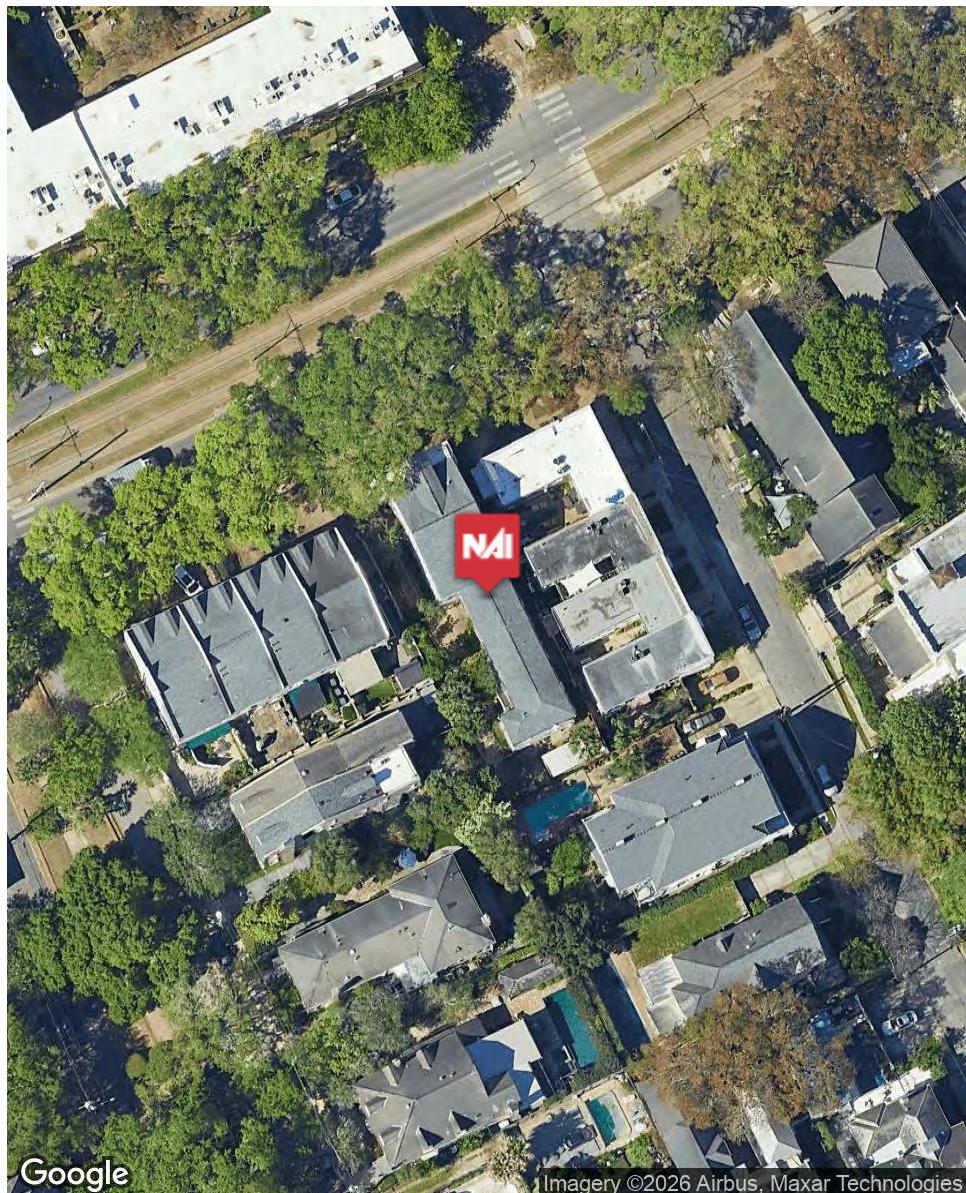
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For More Information:

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