



# French Quarter Re-Development Opportunity For Sale

515-517 Toulouse Street, New Orleans, LA

Overview

Location

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## Property Highlights:



- Historical Tax Credit conversion and redevelopment opportunity in the heart of the French Quarter, located 100' from Decatur Street and JAX Brewery next to Café Maspero. Near the corner of Decatur and Toulouse
- Tax Credits available, Façade Credit available, approved for addition of penthouse units by the VCC
- Building fully sprinklered and off site parking directly across the street on Toulouse and Chartres Streets
- **515 Toulouse - 6,083 total square feet**
  - First Floor: 933 SF
  - Second Floor: 1,472 SF
  - Third Floor: 1,472 SF
  - Fourth Floor: 2,206 SF
- **516 Wilkinson - 5,634 total square feet**
  - First Floor: 2,355 SF
  - Second Floor: 1,318 SF
  - Third Floor: 1,961 SF
- **517 Toulouse - 42,019 total square feet**
  - First Floor: 12,876 SF
  - Second Floor: 16,267 SF
  - Third Floor: 12,876 SF
  - Fourth Floor: non-existing but potential for expansion to 10,246 SF
- The building was formerly occupied by the Haspel Suit Company headquarters, inventor of the Seersucker Suit

**Listing price: \$10,700,000**

Zoned: VCC-2 COMM

Beau Box, SIOR

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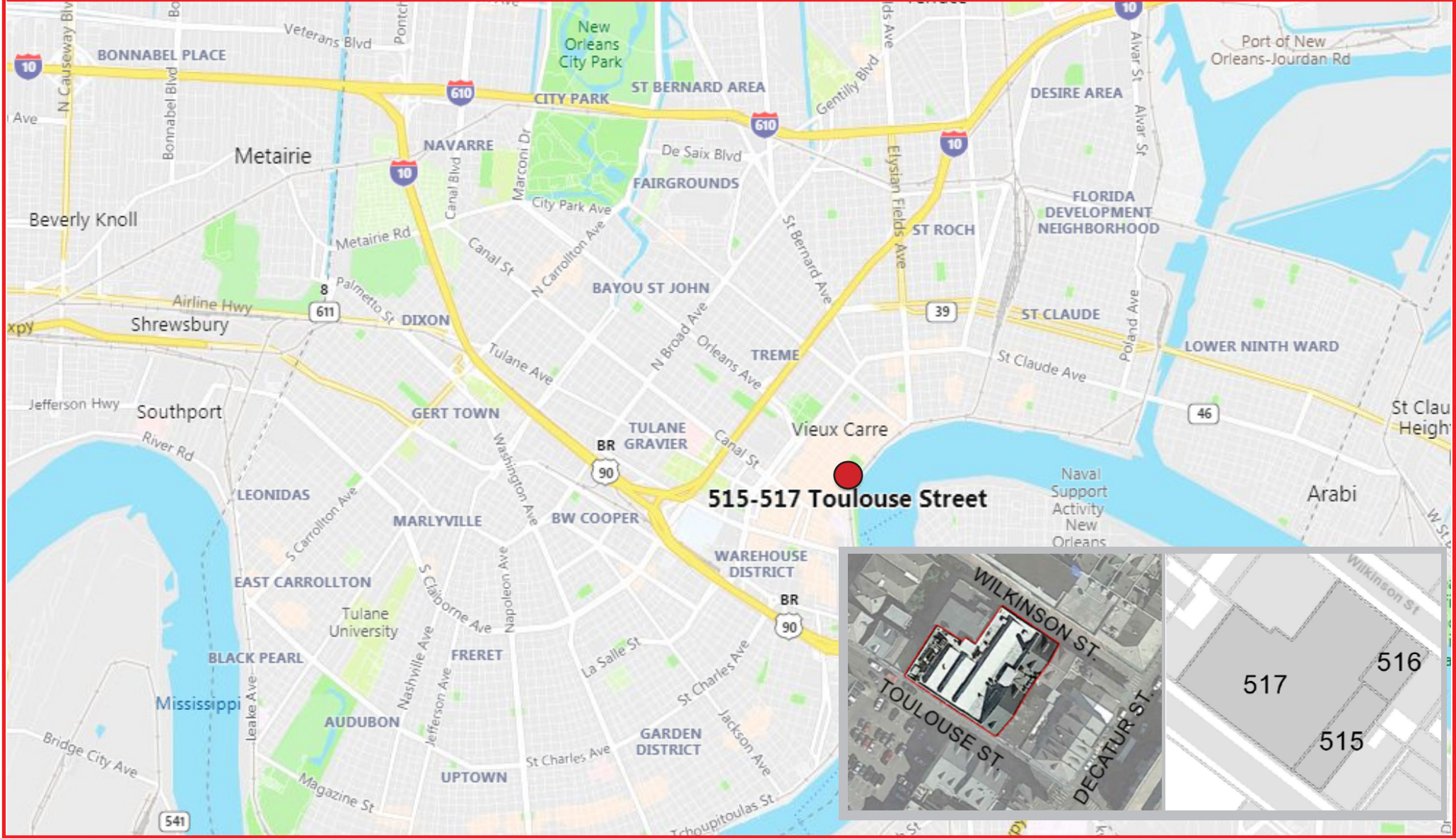
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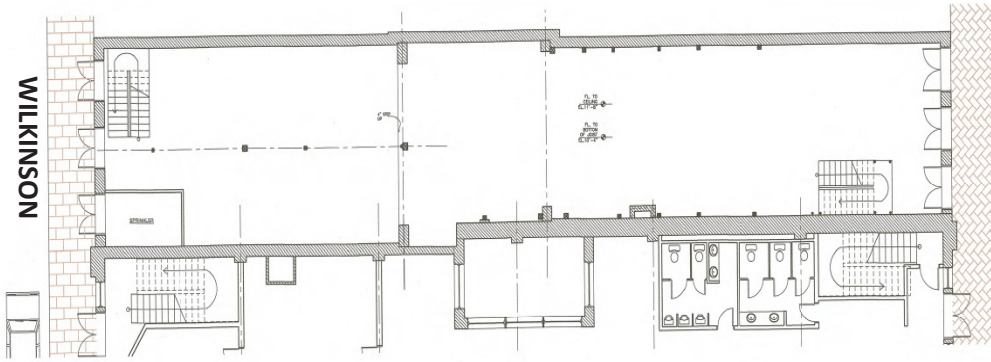
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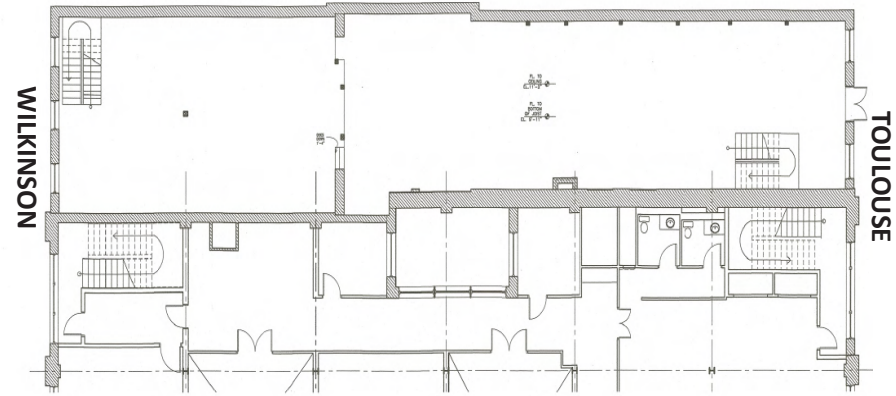
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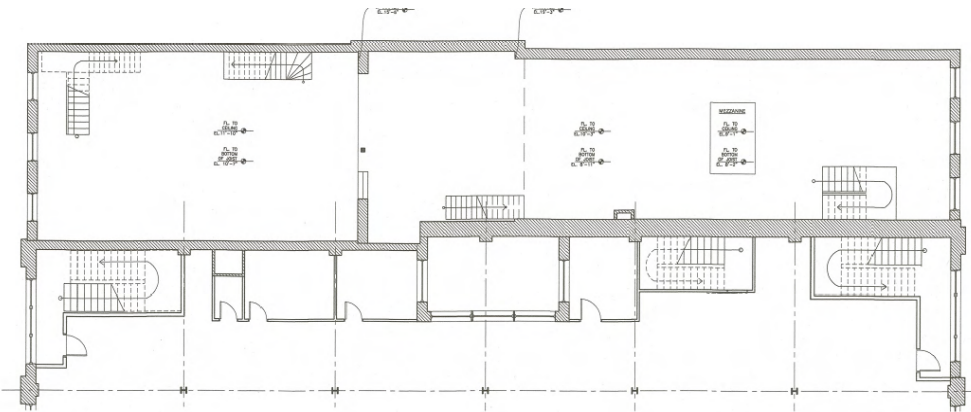
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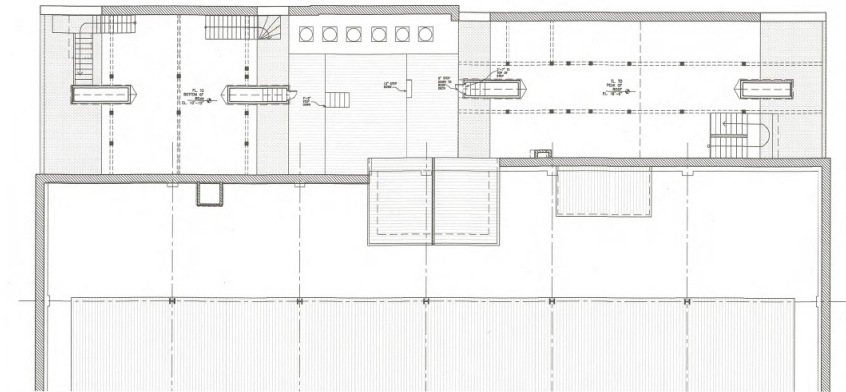
1 GROUND FLOOR PLAN



1 SECOND FLOOR PLAN



1 THIRD FLOOR PLAN



1 ATTIC AND ROOF DECK PLAN

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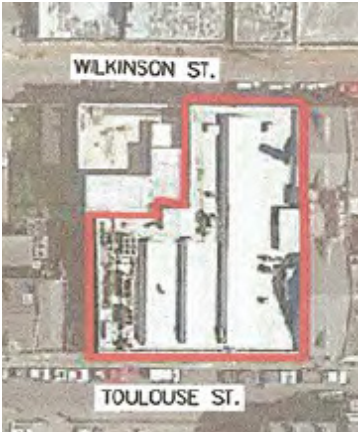
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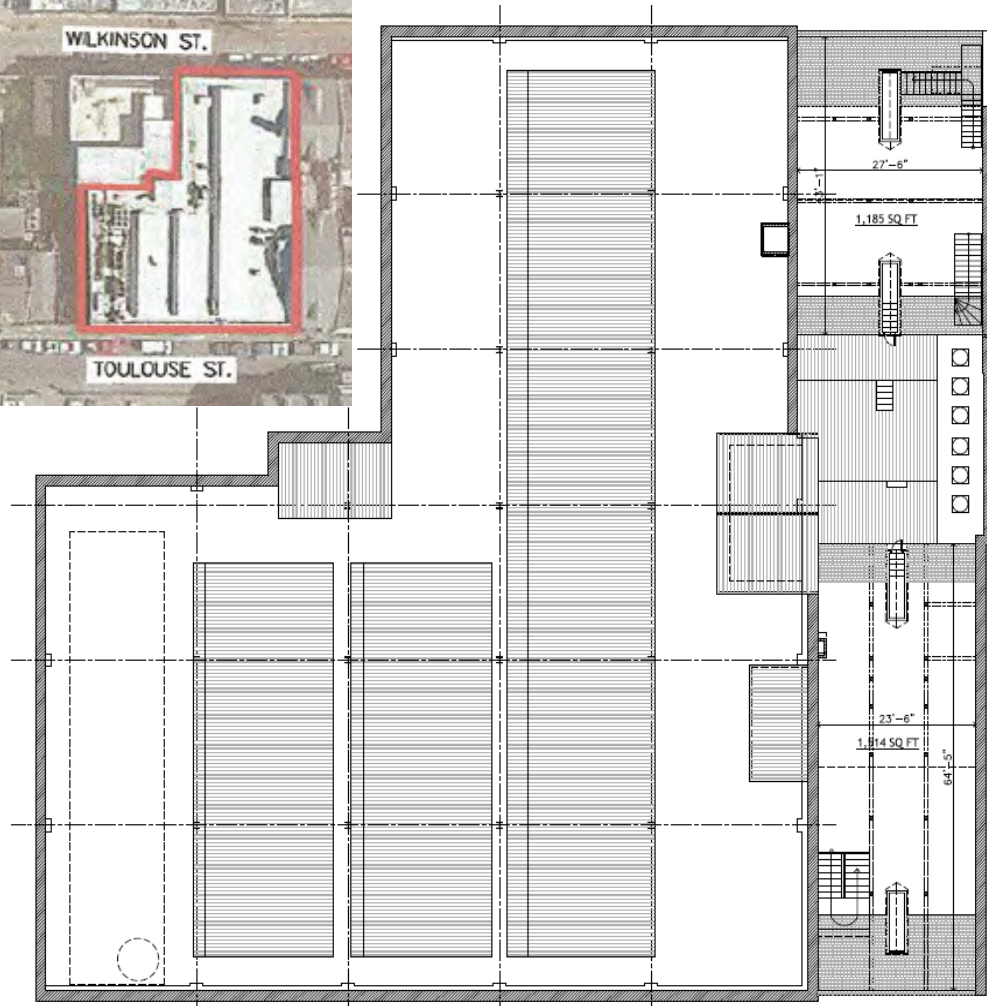
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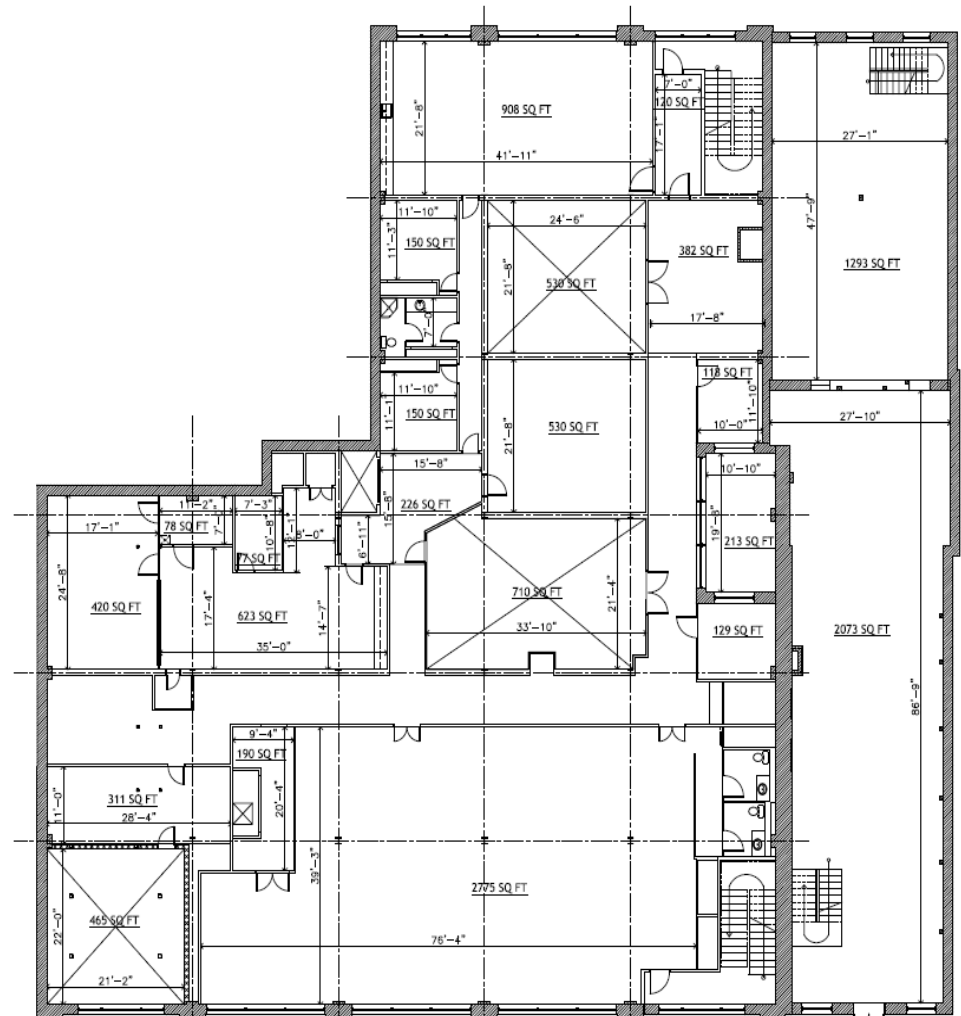


WILKINSON



1 EXISTING ATTIC FLOOR PLAN (2,700 TOTAL FLOOR LEVEL GROSS SQUARE FOOTAGE)  
SCALE: 1/8" = 1'-0"

TOULOUSE



1 EXISTING 2ND FLOOR PLAN (15,400 TOTAL FLOOR LEVEL GROSS SQUARE FOOTAGE)  
SCALE: 1/8" = 1'-0"

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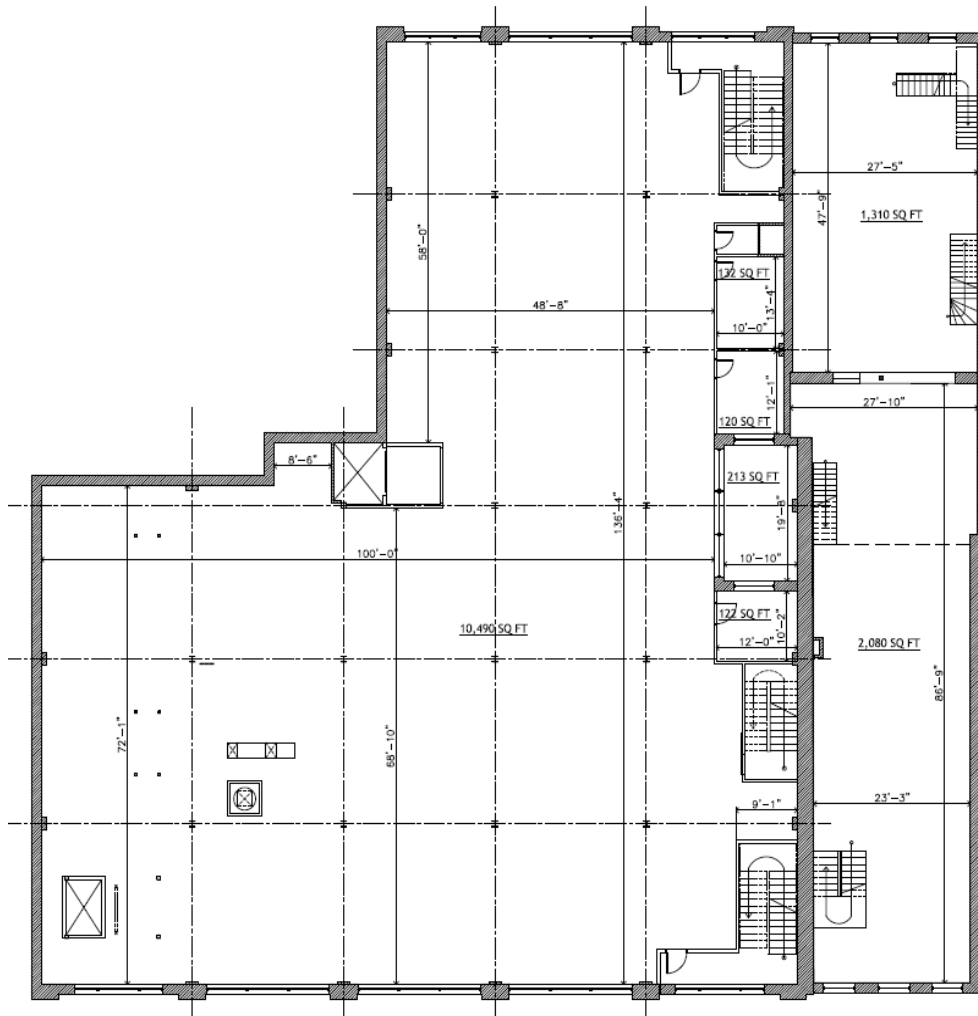
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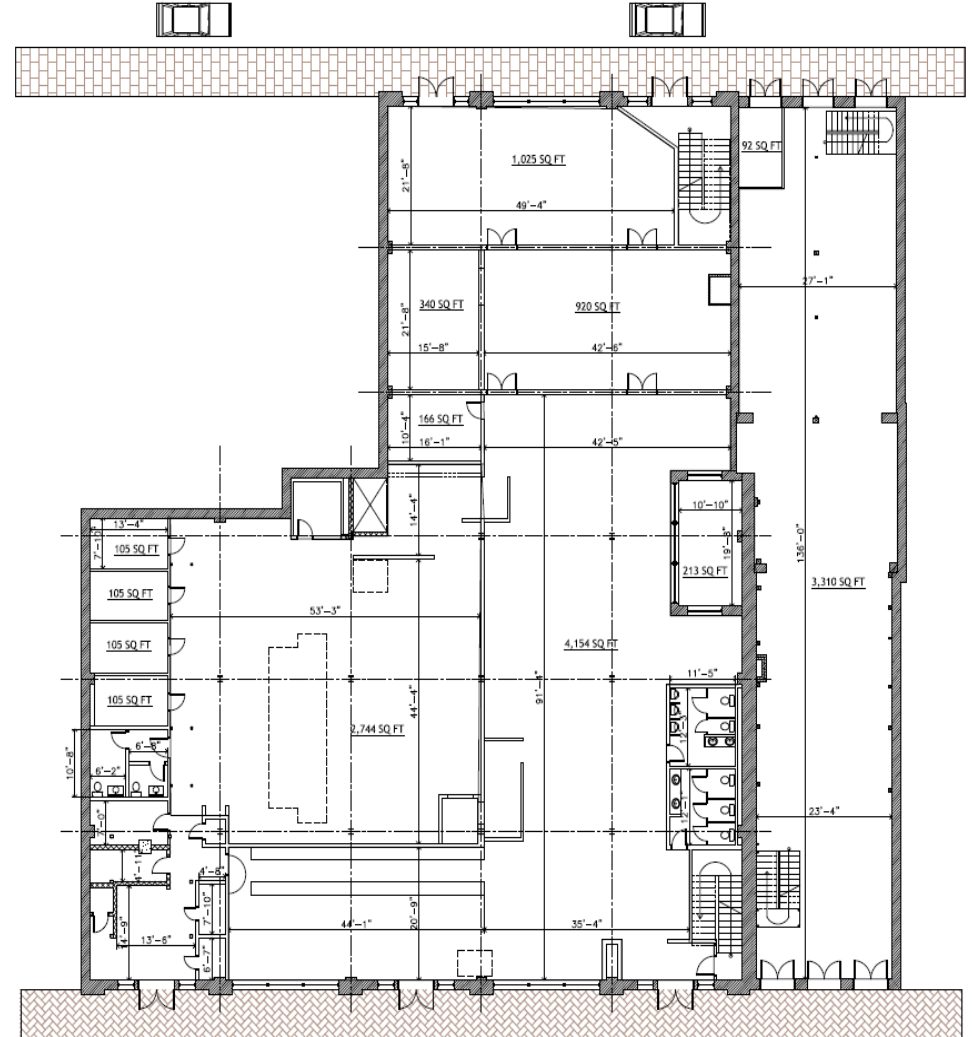
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WILKINSON



1 EXISTING 3RD FLOOR PLAN (15,400 TOTAL FLOOR LEVEL GROSS SQUARE FOOTAGE)  
SCALE 1/8" = 1'-0"

TOULOUSE



1 EXISTING 1ST FLOOR PLAN (15,400 TOTAL FLOOR LEVEL GROSS SQUARE FOOTAGE)  
SCALE 1/8" = 1'-0"

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