

416 Gravier Street

New Orleans, LA.

**FOR SALE**



**TALBOT**  
REALTY GROUP

STUDIO  
**LACO**  
REAL ESTATE | DESIGN

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**ADDRESS:** 416 Gravier Street  
New Orleans, LA. 70130  
(Between Magazine & Tchoupitoulas Streets)

**PRICE:** \$1,995,000

**BUILDING SIZE:** 15,939 Square Feet

**LOT SIZE:** 4,807 Square Feet

**ZONING:** CBD-2, Historic Commercial & Mixed Use District

**COMMENTS:** This 4-story office building, used for many years as offices for a law firm, offers a redevelopment opportunity in the Picayune Place Historic District near the Windsor Court Hotel, Caesars Casino, the French Quarter, and the Ernest N. Morial Convention Center. A boutique hotel or a residential conversion are the highest and best uses for this property.



FOR FURTHER INFORMATION CONTACT:

**BOBBY TALBOT, CCIM**

**Talbot Realty Group**

**(504) 525-9763**

**[btalbot@talbot-realty.com](mailto:btalbot@talbot-realty.com)**

**747 Magazine St., Suite 7, New Orleans, LA 70130**



**LAURA AMANN**

**Studio LACO, L.L.C.**

**(303) 956-5620**

**[laura@studiolaco.com](mailto:laura@studiolaco.com)**

INDEX TO SHEETS:

- SHEET No. DESCRIPTION:
- 1 DATA TITLE
  - 2 ELEVATION FRONT
  - 3 FLOOR PLAN
  - 4 GROUND FLOOR PLAN
  - 5 EXIST. ELEV. FENESTRATION DET.
  - 6 EXIST. ELEV. FENESTRATION DET.
  - 7
  - 8
  - 9

APARTMENT CONVERSION AT THE EXISTING BUILDING

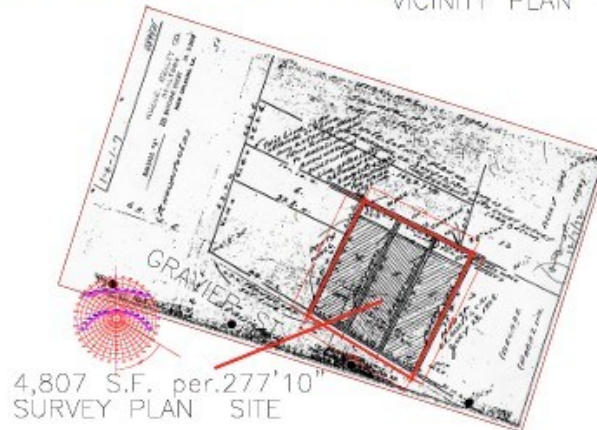
416,418,420 GRAVIER ST., NEW ORLEANS, LA 70130  
*SQ.No.131,LOTS 4,5,6, FIRST DIST.*



VICINITY PLAN

STATEMENT OF USE:

THE EXISTING SITE IS THE FULLY DEVELOPED COMMERCIAL OFFICE BUILDING AND OCCUPIED BY ONE TENANT (THE OWNER).  
THE GROUND PORTION OF THE BUILDING WILL BE FOR COMMERCIAL USE WITH UPPER FLOOR FOR RESIDENTIAL USE, THE APARTMENTS.  
THE OWNERSHIP OF THE BUILDING IS JOHN J. CUMMINGS III  
THE BUILDING IS THE HISTORIC PROPERTY APPLIED FOR THE TAX CREDIT, AND IT HAS DONATED FACADE TO PRG.  
THE EXIST. STRUCTURE IS A 3 STORY BUILDING, CONSTRUCTED FROM THE BRICK WALLS, SLAB ON THE GRADE AND WOOD INTERIOR STRUCTURE. THE BUILDING IS GRAND FATHERED FOR THE FLOOD ELEVATION WHICH IS BELOW REQUIRED FEMA AND CITY GRADE. THE PARKING AREA IS NOT ON THE PREMISES BUT CONTRACTED OUTSIDE IN THE VICINITY. DRAINAGE IS THE EXISTING FUNCTIONAL SYSTEM.  
NO SITE IMPROVEMENTS ARE THE PART OF THIS PROJECT.  
THE ZONING ALLOWS FOR THE COMM/RESIDENTIAL USE.  
THERE WILL BE NO TOXIC NOR HAZARDOUS OPERATIONS AT THE SITE. THE FACILITY WILL HAVE GARBAGE PICK-UP ON A REGULAR BASIS.  
THE FACILITY APPEARANCE WILL BE UNALTERED.  
THE OWNER WILL COMPLY WITH THE CITY ORDINANCE AS APPLICABLE TO THIS DISTRICT, AND IN ACCORDANCE WITH THE CITY DEPARTMENTS REGULATIONS AS PER APPROVED DRAWINGS.



4,807 S.F. per.277'10"  
SURVEY PLAN SITE

**ARCH./ ENG.**  
ICM US ENG,LLC  
131 Nursery Av.  
Metairie, La 70005  
Tel 504-554-9043  
icmuseng@aol.com

**LANDSCAPE:**  
n.o.

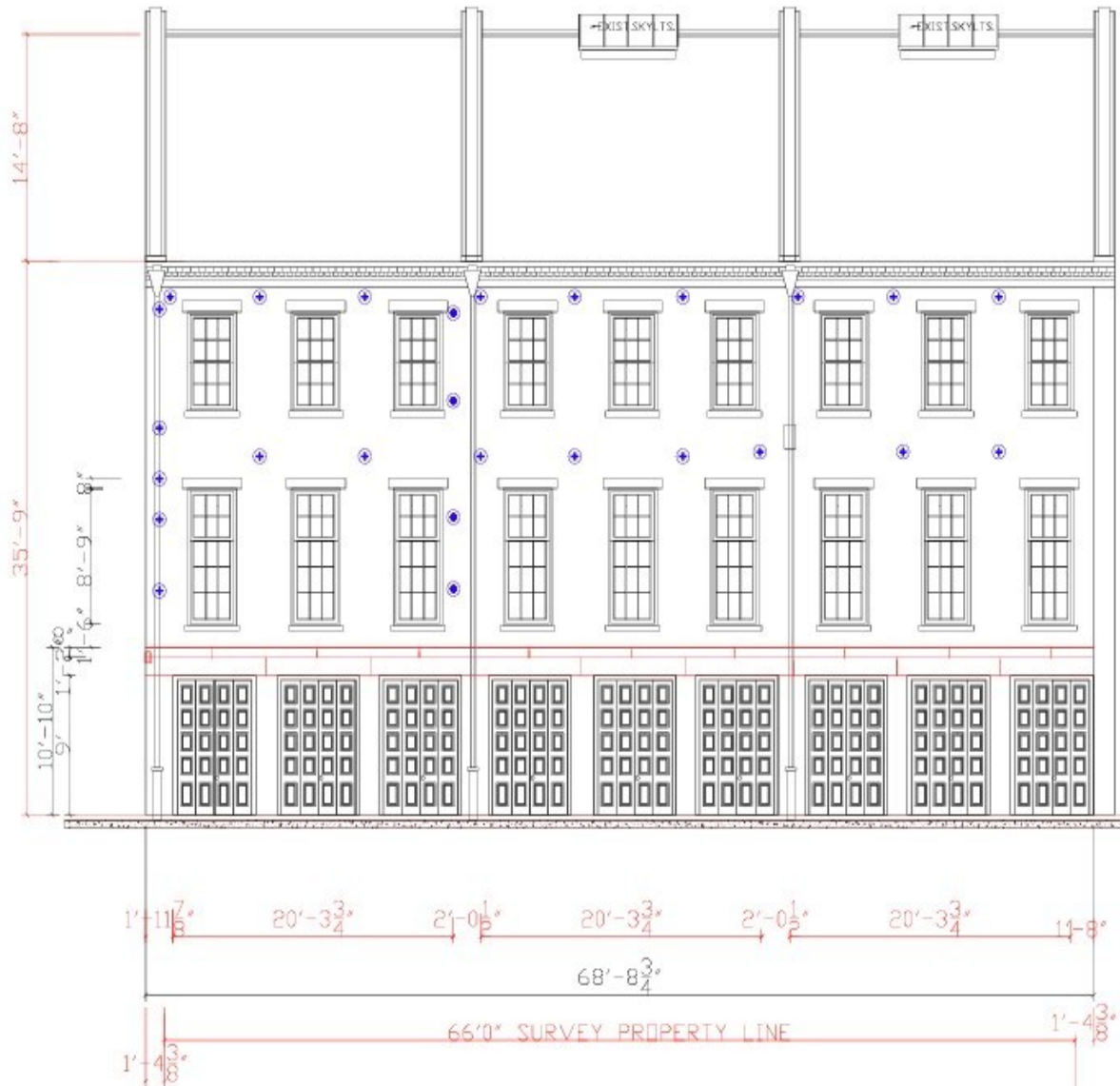
**SURVEYOR:**  
Gilbert, Kelly & Couturie, Inc.,  
Professional Land Surveying  
2121 N. Causeway Blvd.,  
Metairie LA 70001 836-2121

**UTILITIES:**  
1 FIRE DEPT.  
2 SCHOOL ORLEANS PAR.  
3 SEWERAGE N.O.S&W.B.  
4 ELECTRIC ENTERGY CO.  
5 GAS ENTERGY CO.  
6 WATER:N.O. S & W. B.

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**PLANNING SUMMARY:**  
0 CONSTRUCTION TYPE IBC 2015, TABLE 601  
1 ZONING: COMMERCIAL  
2 EXIST. SITE AND BUILDING  
3 FUTURE LAND USE- SAME  
4 ZONING ADJACENT TRACTS COMMERCIAL  
5 TOTAL ACRES:0.110 AC. (4,807 S.F. A.OFF.)  
6 NO. OF BUILDINGS: 1 (OVER 3 LOTS)  
7 BUILDING HEIGHT 3 STORY; (50'±)  
8 BUILDING 14,421S.F BAKERY ATTIC 1,500±S.F.  
9 PROPOSED USE: APARTMENTS  
4UNITS PER FLOOR = 8 APARTMENTS  
ATTIC UNITS 2 EA.

**0119-C- 1**



THIS IS TO CERTIFY THAT THE SET OF DRAWINGS AND SPECIFICATIONS FOR CHARLESWORTH NO. 1438 (OWNER'S REPRESENTATION) HAS BEEN PREPARED BY OR UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH JEFFERSON PARISH CODES AND LA STATE UNIFORM CONSTRUCTION CODE AND THAT I AM (NOT) SUPERVISING THE WORK. MY QUALIFICATIONS INCLUDE A BACHELOR'S DEGREE IN CIVIL/STRUCTURAL ENGINEERING AND A MASTERS DEGREE IN ARCHITECTURE.  
1/23/19  
BY: *[Signature]*

1/23/19

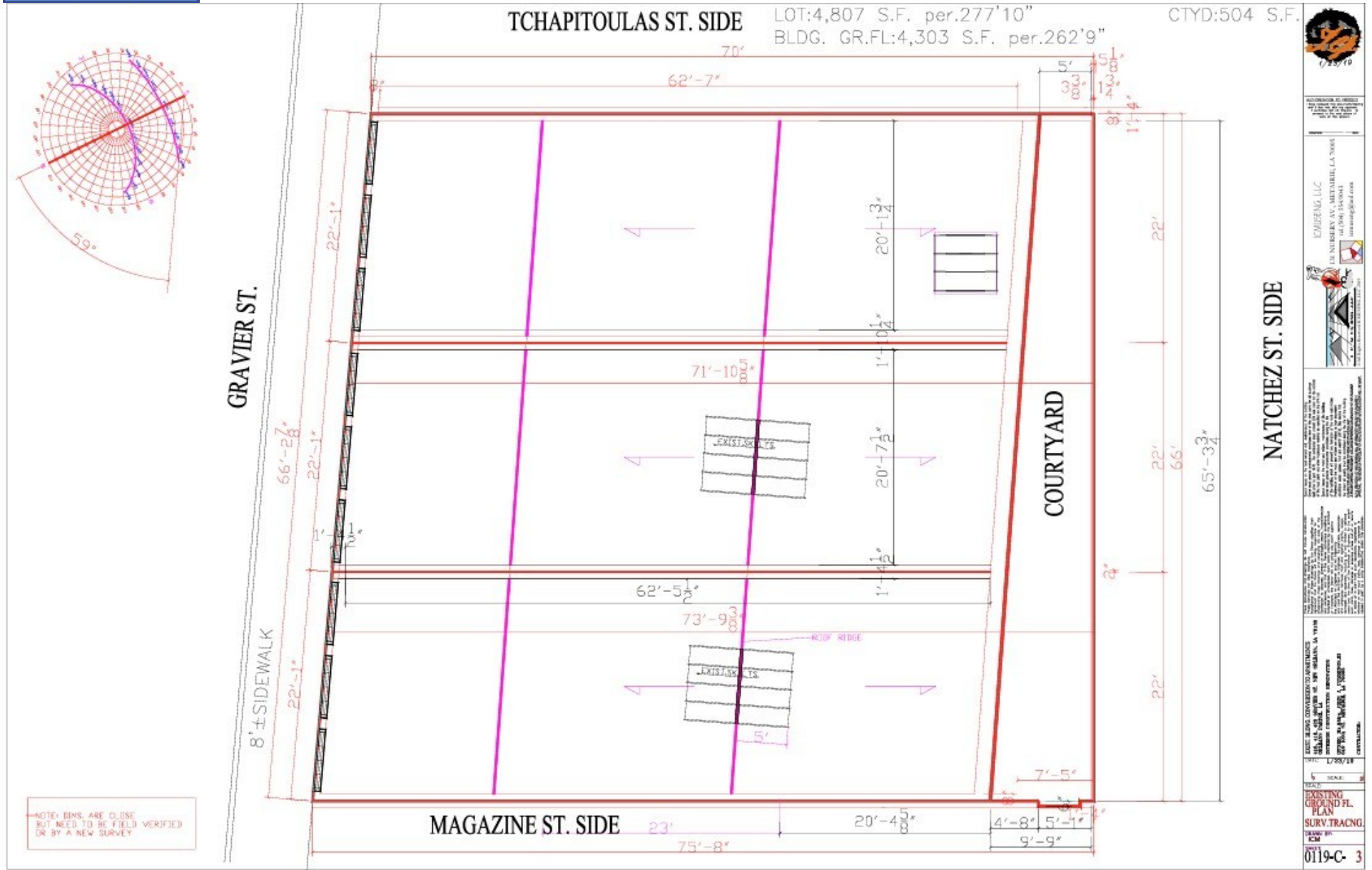
CONSTRUCTION TO BE MADE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AS-BUILT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXISTING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURROUNDING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NEIGHBORHOOD INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY COMMUNITY INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ECONOMIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLITICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ETHICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MORAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SPIRITUAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PSYCHOLOGICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PSYCHIATRIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PSYCHOLOGICAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PSYCHIATRIC INFORMATION.

**EMERSON, LLC**  
138 N. MISSISSIPPI AV., SUITE 200, NEW ORLEANS, LA 70005  
504.581.5500  
www.emersonllc.com

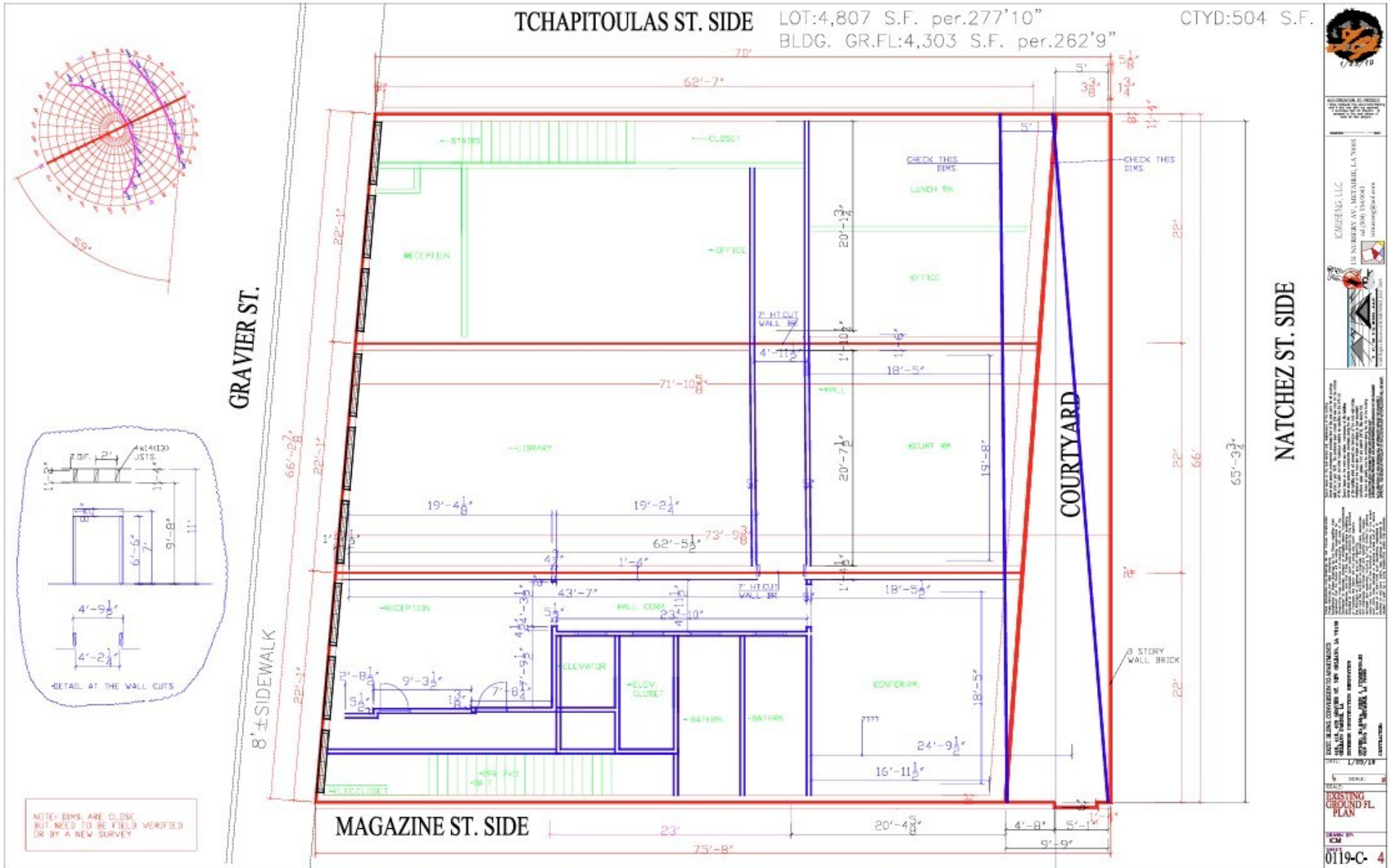
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DATE: 1/23/19

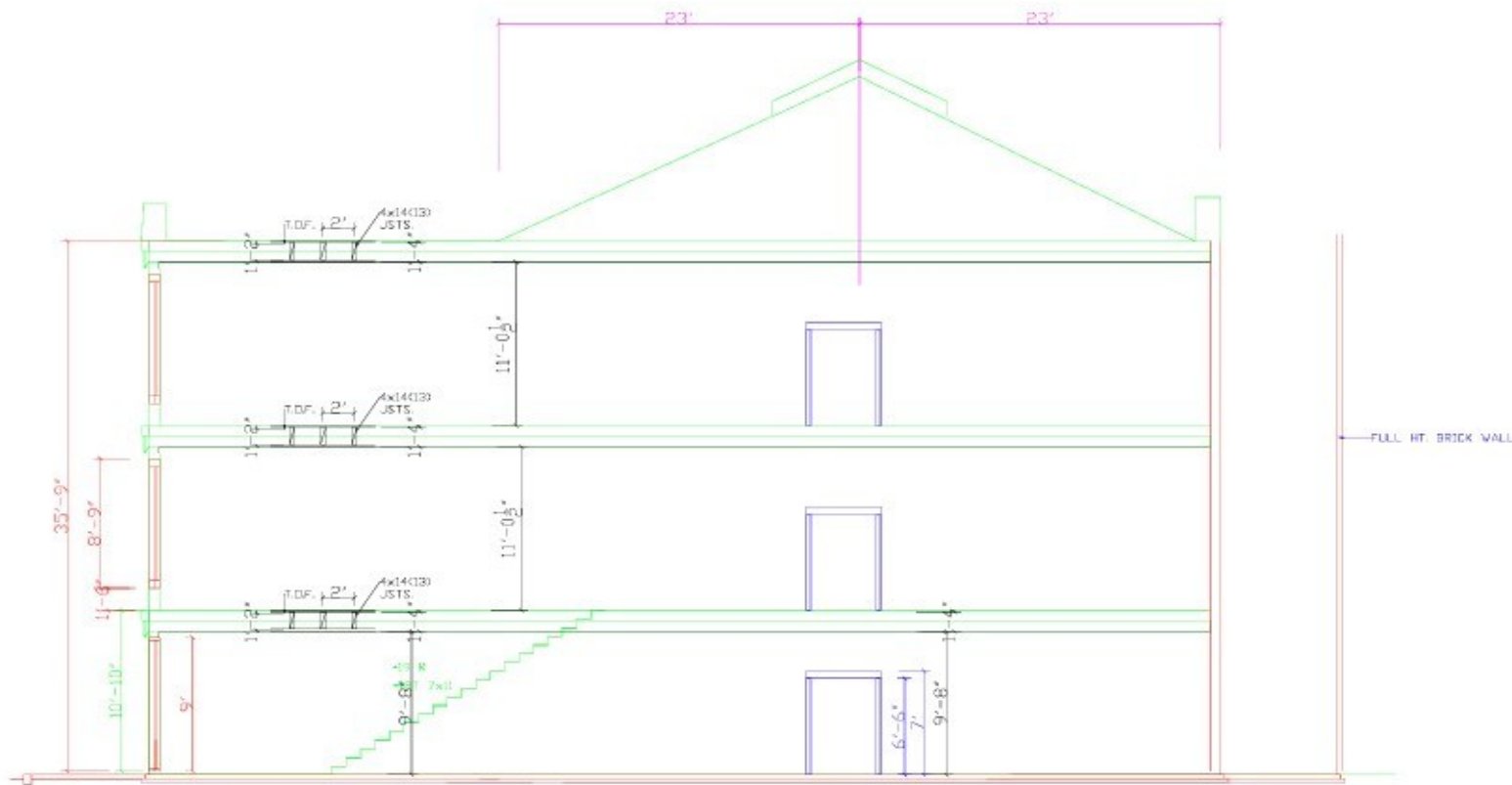
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**POINTS OF INTEREST**

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