

919-25 JULIA STREET LOT NEW ORLEANS, LA (BETWEEN BARONNE ST. & O'KEEFE AVE)



FOR SALE

919-25 JULIA STREET · NEW ORLEANS, LA (BETWEEN BARONNE ST. & O'KEEFE AVE.)

PRICE: \$2,550,000

LOT SIZE: 12,246.43 SQUARE FEET
63.84' X 191.83'

ZONING: CBD-5, URBAN CORE NEIGHBORHOOD LOWER INTENSITY MIXED-USE DISTRICT

COMMENTS: THIS VACANT LOT IS ONE OF THE FEW REMAINING AVAILABLE LAND PARCELS IN THE NEW ORLEANS CBD. THERE WAS A CONDITIONAL USE ON THE PROPERTY TO ALLOW A HOTEL USE BUT THE CONDITIONAL USE APPROVAL HAS EXPIRED. A DEVELOPER OR USER CAN BUILD A SIX-STORY, 75 FOOT STRUCTURE WITHIN 20 FEET OF THE PROPERTY LINES PLUS AN ADDITIONAL 4 STORIES, AND UP TO 125' ON THE OTHER PORTION OF THE LOT. THE LOT IS LEASED TO PREMIUM PARKING ON A MONTH-TO-MONTH BASIS.

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

504-525-9763

BTALBOT@TALBOT-REALTY.COM

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 747 Magazine St. Unit 7 New Orleans, LA 70130 USA | P: 504.525.9763 | F: 504.524.2402 Talbot Realty Group is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A. Robert E. Talbot, Broker and Thomas Lewis, Salesperson are also licensed in the State of Mississippi, U.S.A.

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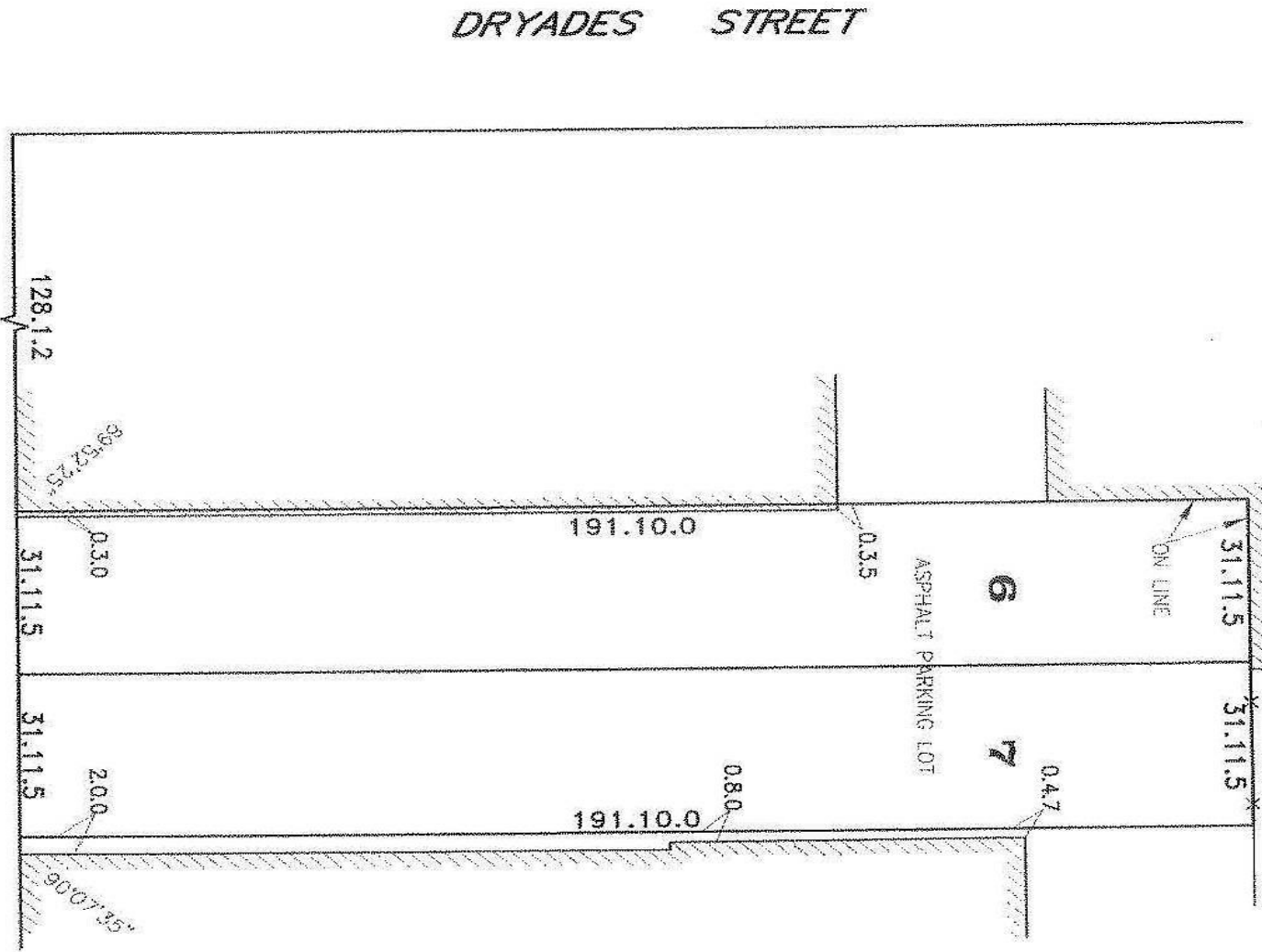
FOR SALE



**BOUNDARY SURVEY OF
LOTS 6 AND 7
SQUARE 257
FIRST DISTRICT
ORLEANS PARISH, LA**

GROD STREET (SIDE)

BARONNE STREET (SIDE)

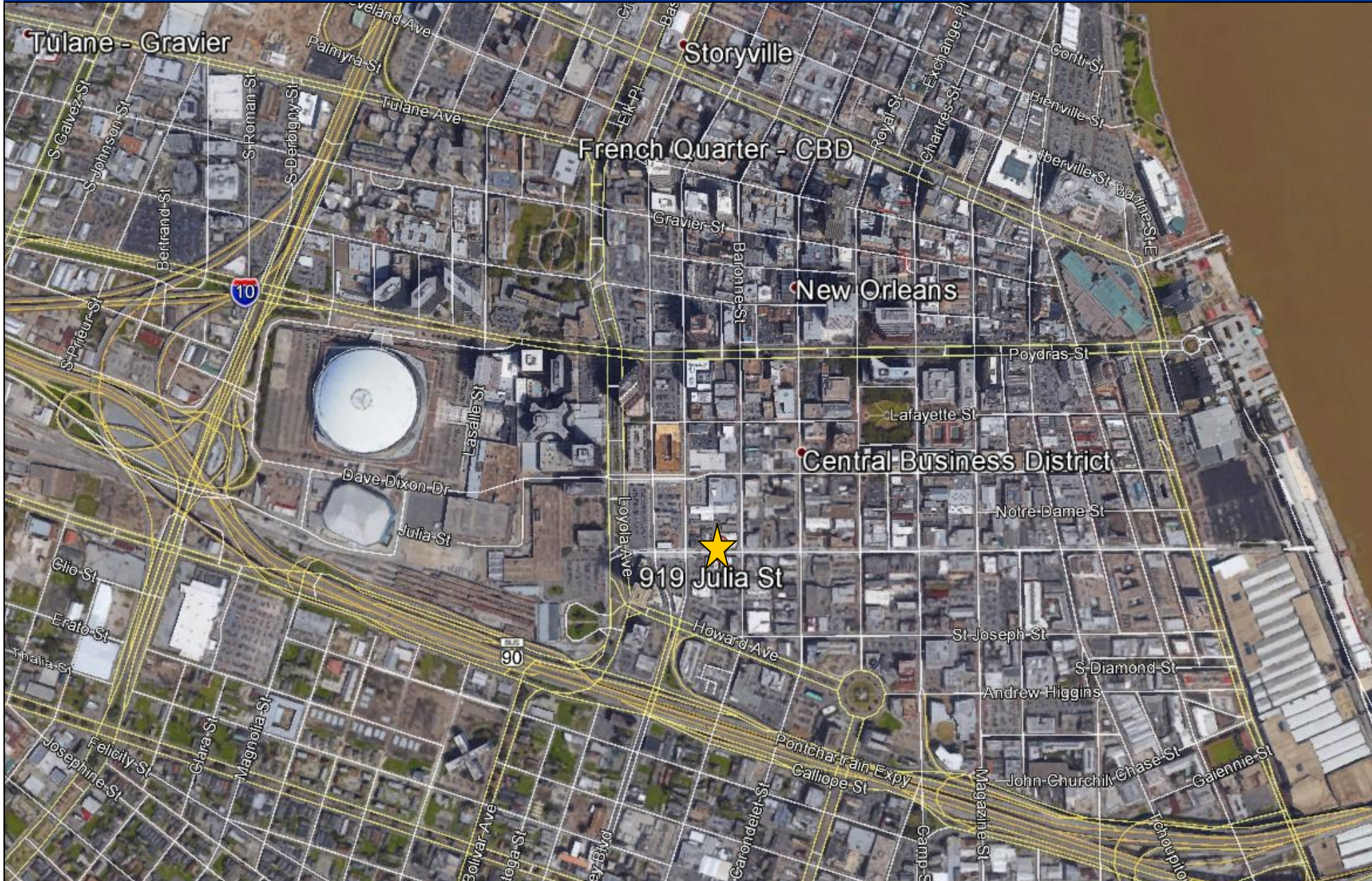


NOTE:
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE
SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



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