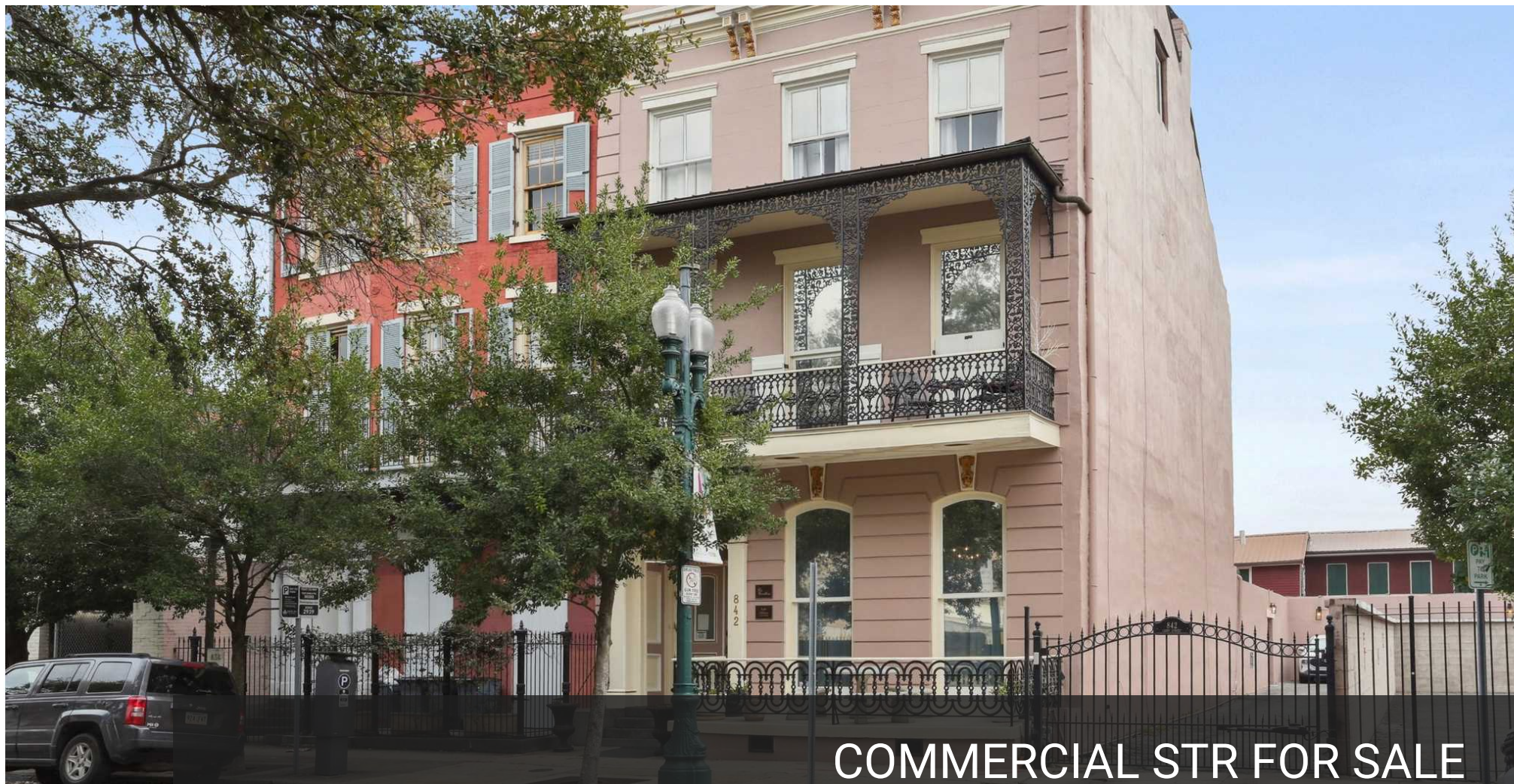


842 CAMP STREET

COMMERCIAL STR FOR SALE



KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

JEFFREY DOUSSAN

Operating Principal
O: (504) 862-0100
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doussan@kw.com
995690135, Louisiana

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

842 CAMP STREET



OFFERING SUMMARY

PRICE:	\$1,675,000
BEDROOMS:	5
BATHROOMS	4.5
BUILDING SF:	4,540 SF
PRICE / SF:	\$368.94
LOT SIZE:	5,575 SF
RENOVATED:	1870, 2011
YEAR BUILT:	1845
ZONING:	CBD-5

PROPERTY OVERVIEW

Commercial Short-Term Rental for Sale

Opportunity to acquire a Historic townhouse exhibiting the prominent Italianate style of architecture found throughout our city.

Surrounded by local amenities and steeped with history, 842 Camp Street provides a welcoming experience to visitors. Nearby restaurants, museums, and other destinations allow guests to experience the city as they see fit. Implementation of sophisticated management practices and dynamic rate pricing creates an opportunity to generate additional income.

PROPERTY HIGHLIGHTS

- Full service kitchen and dining room
- Private 2nd floor balcony
- Private elevator
- Off street parking

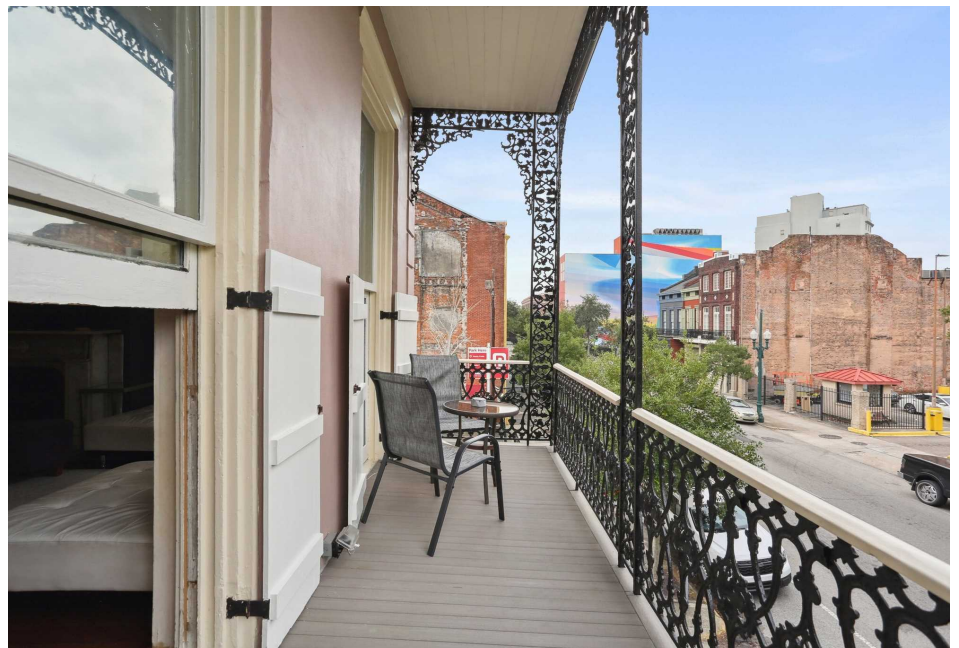
PROPERTY PHOTOS

842 CAMP STREET



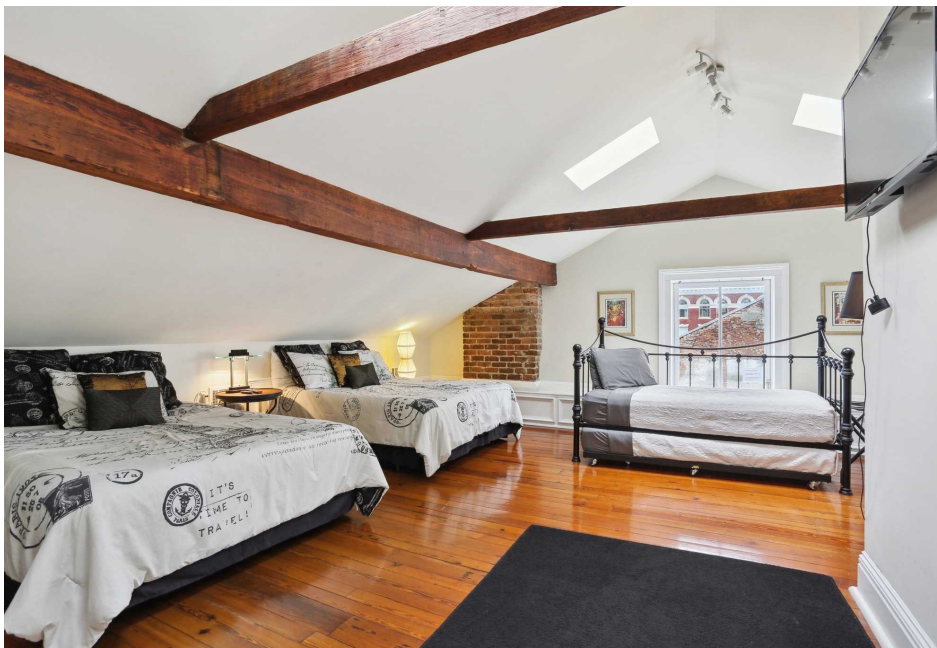
PROPERTY PHOTOS

842 CAMP STREET



PROPERTY PHOTOS

842 CAMP STREET



PHOTOS & 3D TOUR

842 CAMP STREET



[Experience 3D Tour and View All Photos](#)

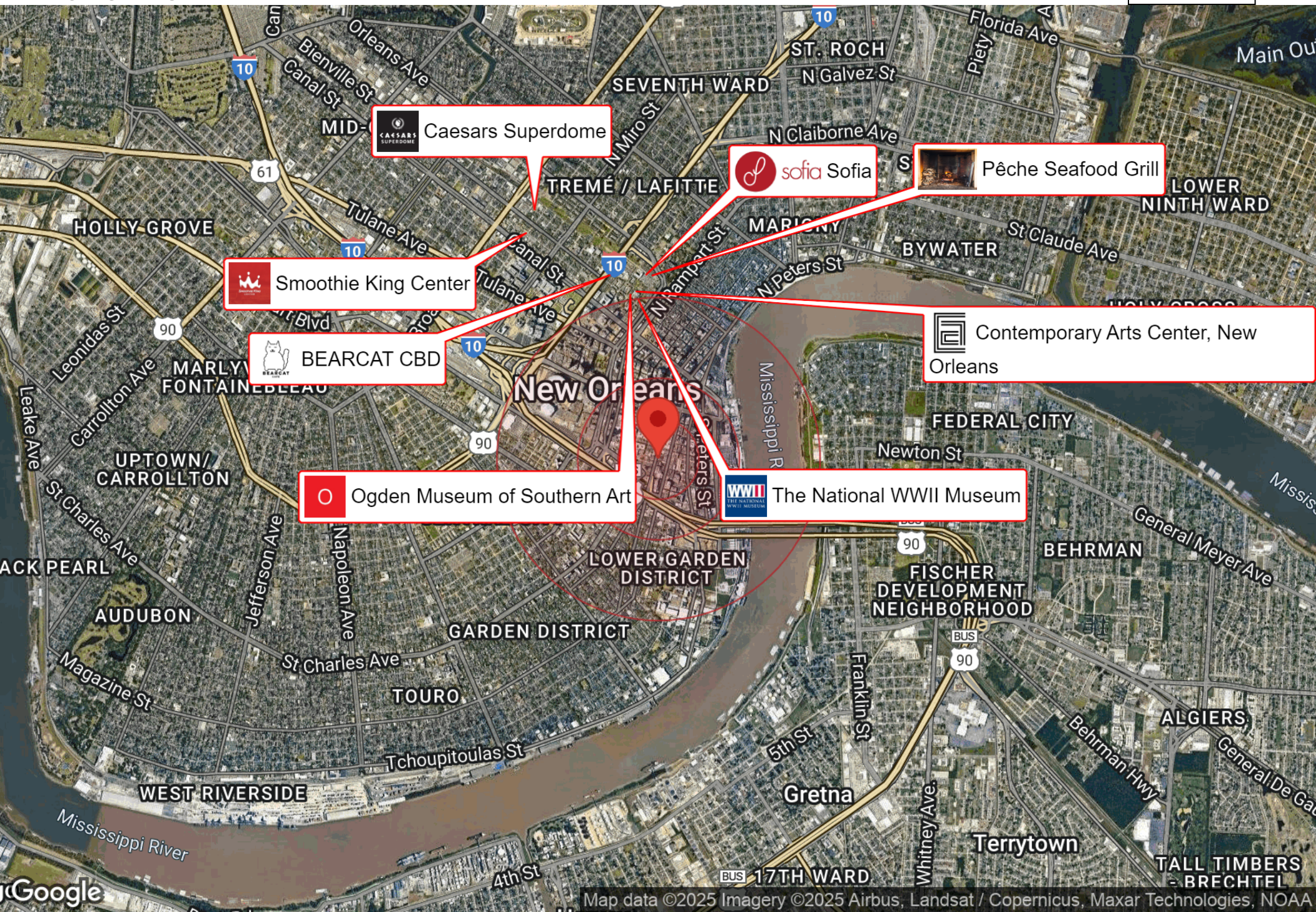
AERIAL MAP


842 CAMP STREET




BUSINESS MAP

842 CAMP STREET





 Caesars Superdome


 Sofia


 Pêche Seafood Grill

 Smoothie King Center

 BEARCAT CBD

 Contemporary Arts Center, New Orleans

 Ogden Museum of Southern Art

 The National WWII Museum

FLOOR PLAN

842 CAMP STREET



FIRST FLOOR



SECOND FLOOR

FLOOR PLAN

842 CAMP STREET



THIRD FLOOR



FOURTH FLOOR

The dignified three-story masonry townhouse at 842 Camp Street is an outstanding residential example of the Italianate style of architecture, most popular in New Orleans during the years following the Civil War. Extensively remodeled around 1870, transforming the simple Greek Revival style to its present Italian features.

The rusticated entrance story has a handsome segmentally arched entrance way with its original recessed paneled door. The full length windows on the ground floor are also segmentally arched, typifying the Italianate style. An elegant cast-iron verandah projects from the second floor. Boss reliefs and paneling decorate the underneath side of this veranda. The façade of the building is crowned by an elaborate pierced-work parapet, set about an entablature with paired brackets.

As early as 1842 Henry Parish and W. A. Gasquet had bought most of the property in this block for speculative real estate ventures. A building existed on the property at that time.

The house served as home for Joseph Lewis from the 1870's until his death in 1916. Mr. Joseph Lenex was President of the New Orleans & Carrollton Railroad - the first streetcar line in the United States and the first operated in New Orleans with electric power (The historic St. Charles streetcar line is all that remains of this line).

The present building's highly sophisticated façade, however, postdates the Civil War, as evidenced by the parapet and entablature decorations and the front door.

ZONING

842 CAMP STREET



[Link to Table of Permitted Uses](#)

INCOME/EXPENSES

842 CAMP STREET



Category	2018.1	2018.2	2018	2019	2021	2022	2023	2024
INCOME	\$159,666.84	\$96,506.73	\$256,173.57	\$269,162.65	\$275,089.86	\$151,252.70	\$151,362.17	\$252,398.91
EXPENSES	\$99,282.45	\$69,161.44	\$168,443.89	\$182,824.01	\$194,117.19	\$134,619.89	—————	\$84,238.57
NET OPERATING INCOME (NOI)	\$60,384.39	\$27,345.29	\$87,729.68	\$86,338.64	\$80,972.67	\$16,632.81	—————	\$168,160.34

INCOME/EXPENSES

842 CAMP STREET



Category	2024
INCOME	\$252,398.91
Interest Income	\$35.54
Reservations Income	\$252,363.37
EXPENSES	\$84,238.57
Condo Dues	\$29,510.04
Housekeeping	\$12,260.00
Insurance	\$2,392.00
Labor & Maintenance	\$23,332.98
Property Taxes	\$0.00
Supplies	\$6,932.40
Utilities	\$6,928.87
Auto & Transport	\$210.40
Entertainment & Travel	\$69.89
Legal & Accounting Fees	\$1,515.00
Postage	\$63.99
Technology	\$324.00
VRBO Platform Fee	\$699.00
NET OPERATING INCOME (NOI)	\$168,160.34

DISCLAIMER

842 CAMP STREET



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ZONING DISCLAIMER & LICENSING DISCLOSURE

842 CAMP STREET



This property is subject to zoning regulations that govern land use and development within the specified zone. Prospective buyers are advised to conduct due diligence and research the zoning ordinances applicable to this property. Zoning regulations may impact the permissible uses, building requirements, setbacks, height restrictions, and other aspects of development on the property.

Buyers should verify with the local zoning authority or municipality regarding any restrictions, variances, or special conditions that may affect their intended use of the property. It is recommended to consult with a qualified real estate professional or attorney to understand the implications of zoning regulations on this property.

By acknowledging this zoning disclaimer, buyers acknowledge their responsibility to investigate and understand the zoning restrictions that apply to this property before proceeding with the purchases.

The owner's STR license is currently suspended, and corrective measures have not been completed due to the City's unwillingness to accept new permit applications.