



## The Royal Standard Gifts

235 Chartres St, New Orleans, LA 70130

**kw** NEW ORLEANS  
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# The Royal Standard Gifts

\$1,390,000

Desirable 3 story French Quarter building is in a prime location. The building is currently home of The Royal Standard. It's a Great Investment Property or Owner Occupy, Live Upstairs and Work Downstairs. The building offers a wonderful Commercial Retail Space on the ground floor, 2nd & 3rd floors are attractive apartments and each have a wonderful BALCONY overlooking Chartres St. The second-floor space could potentially be utilized for retail purposes, adding to its flexibility. The 3rd floor has an exquisite apartment with a private bedroom and it has washer and dryer hook ups. All three floors have a full bathroom. Don't miss the opportunity to own this dynamic space in a vibrant high-demand area in the FQ with endless potential! This visible French Quarter location has a high traffic count and substantial foot traffic of tourists and locals. Call to set up your personal tour. The whole building is Owner Occupied. The 2nd floor apartment was recently a retail space but it can easily be...

- Heavy daytime foot traffic! Great retail location in the heart of the French Quarter.



Price:	\$1,390,000
Property Type:	Retail
Property Subtype:	Storefront
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.09 AC
Gross Leasable Area:	3,167 SF
No. Stories:	3
Year Built:	1850
Tenancy:	Single
Zoning Description:	VCC-2
APN / Parcel ID:	206102409
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	85 (Excellent Transit)

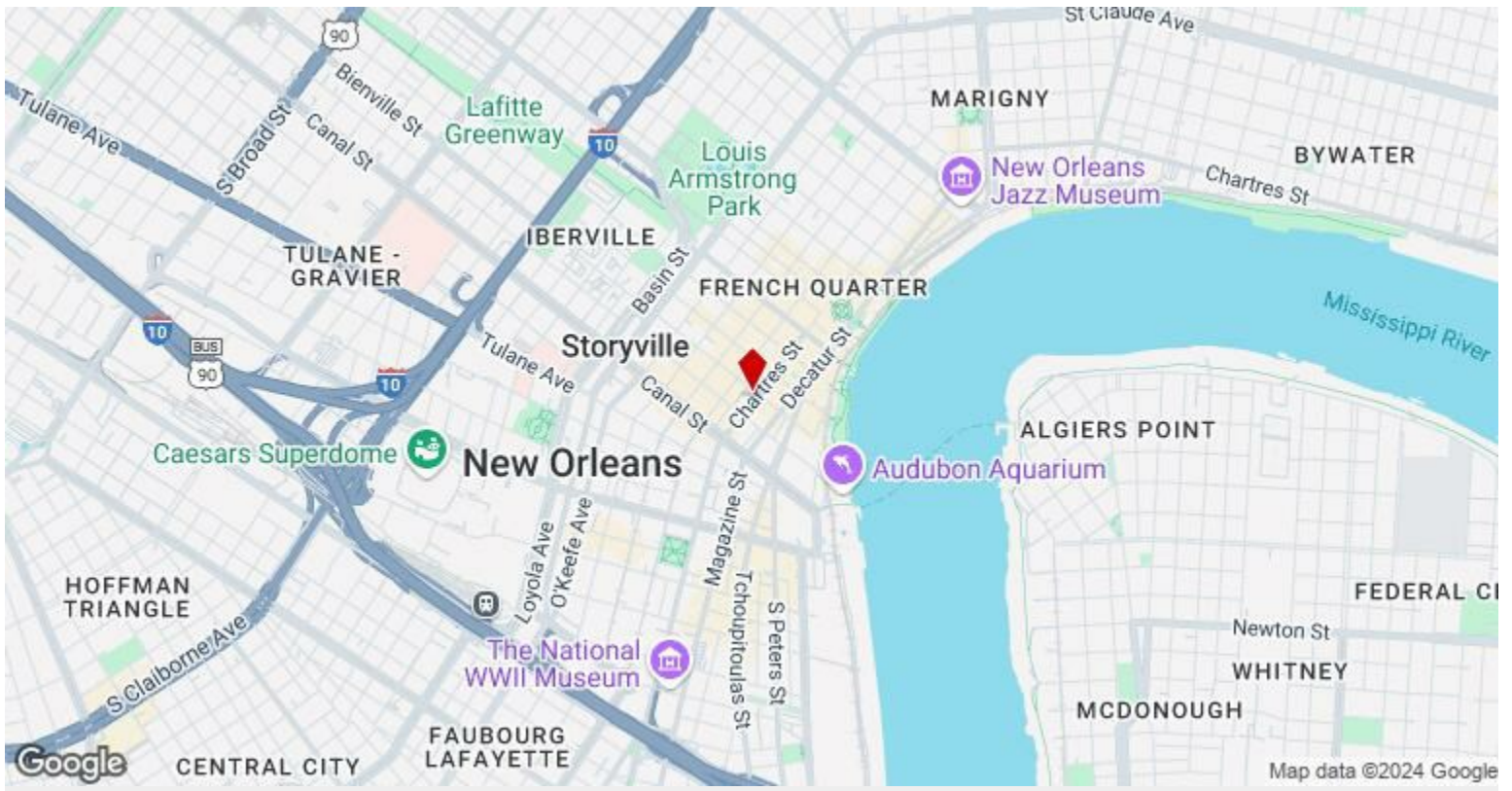
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
The Royal Standard Gifts	-	

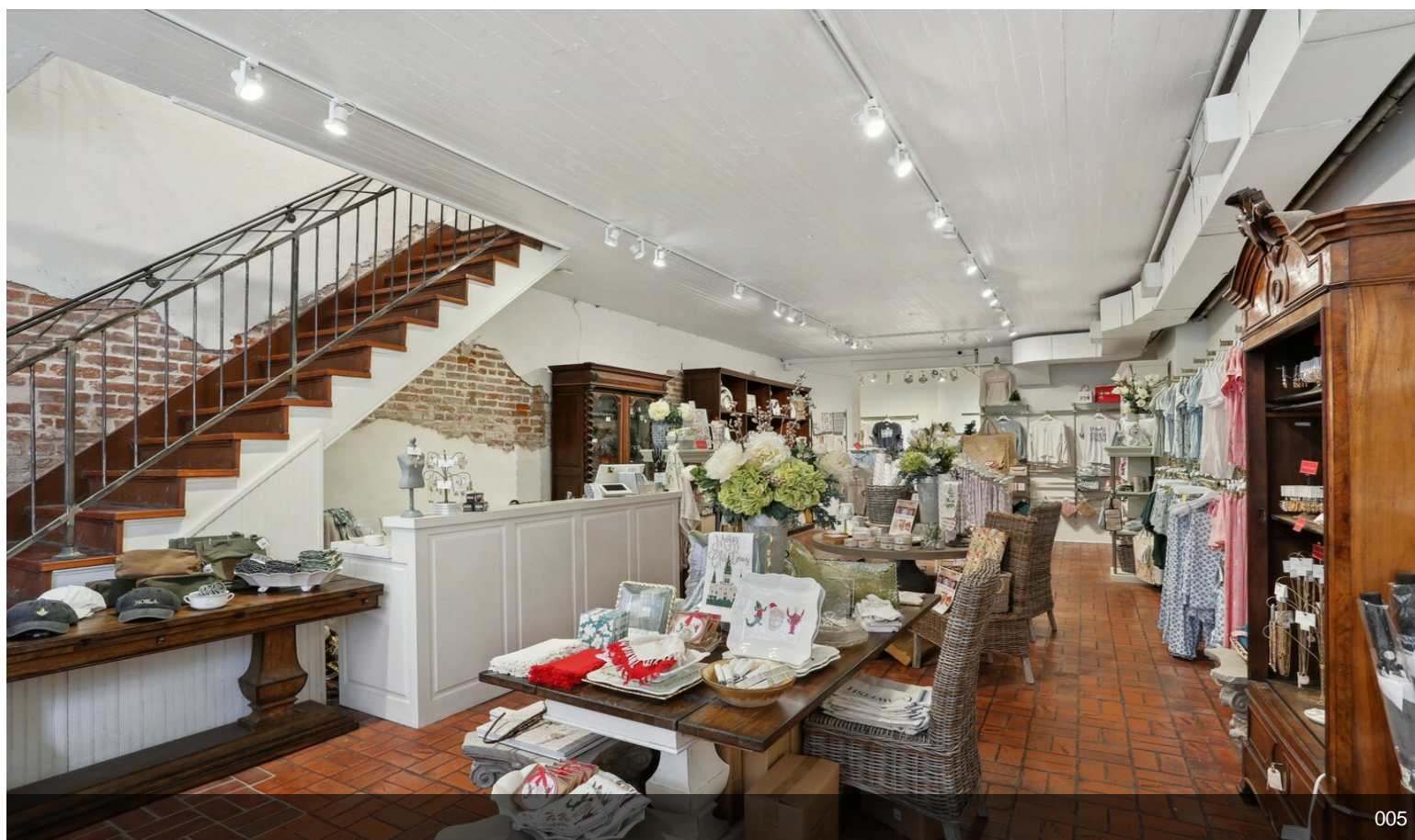




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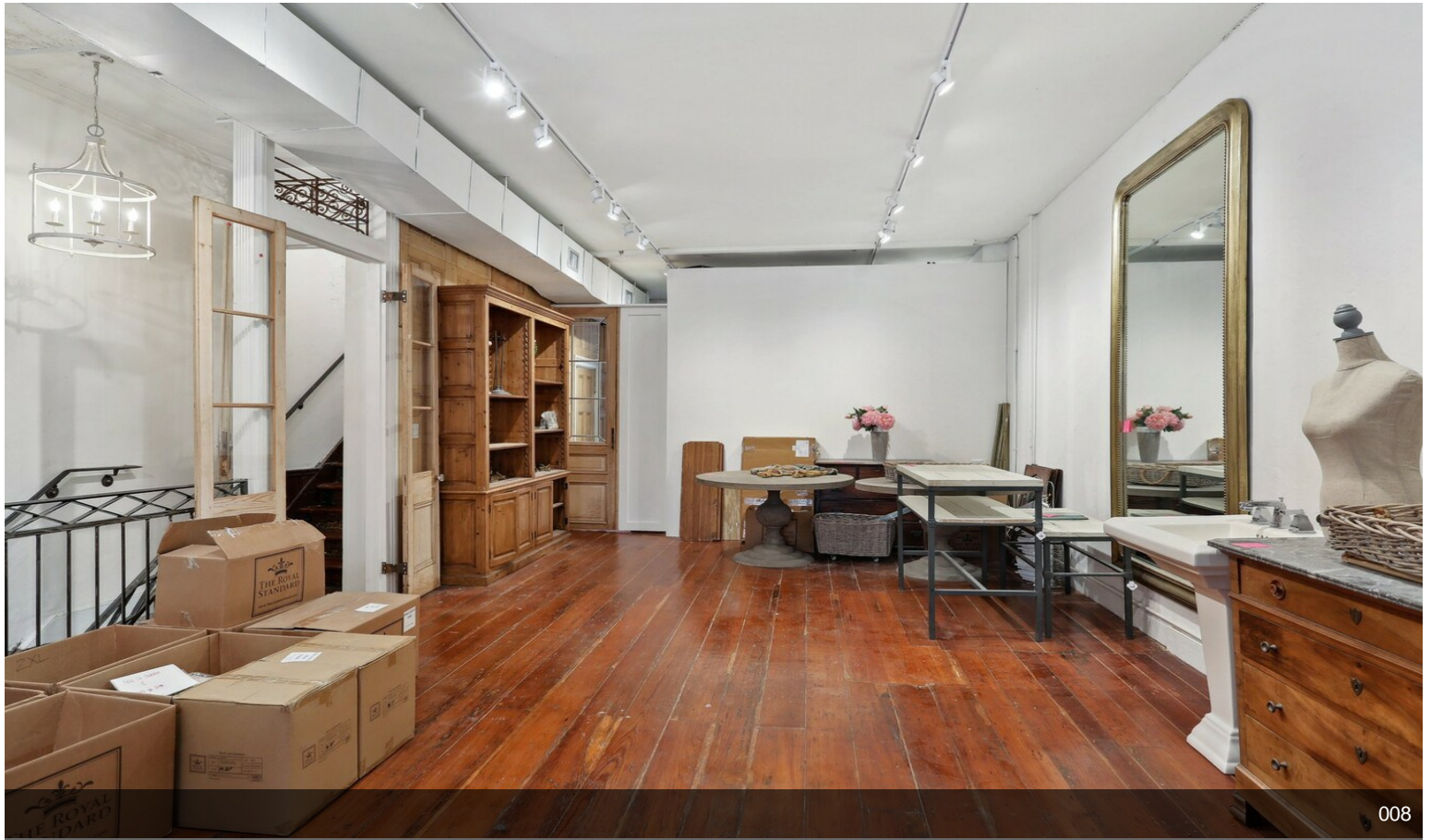


# Property Photos

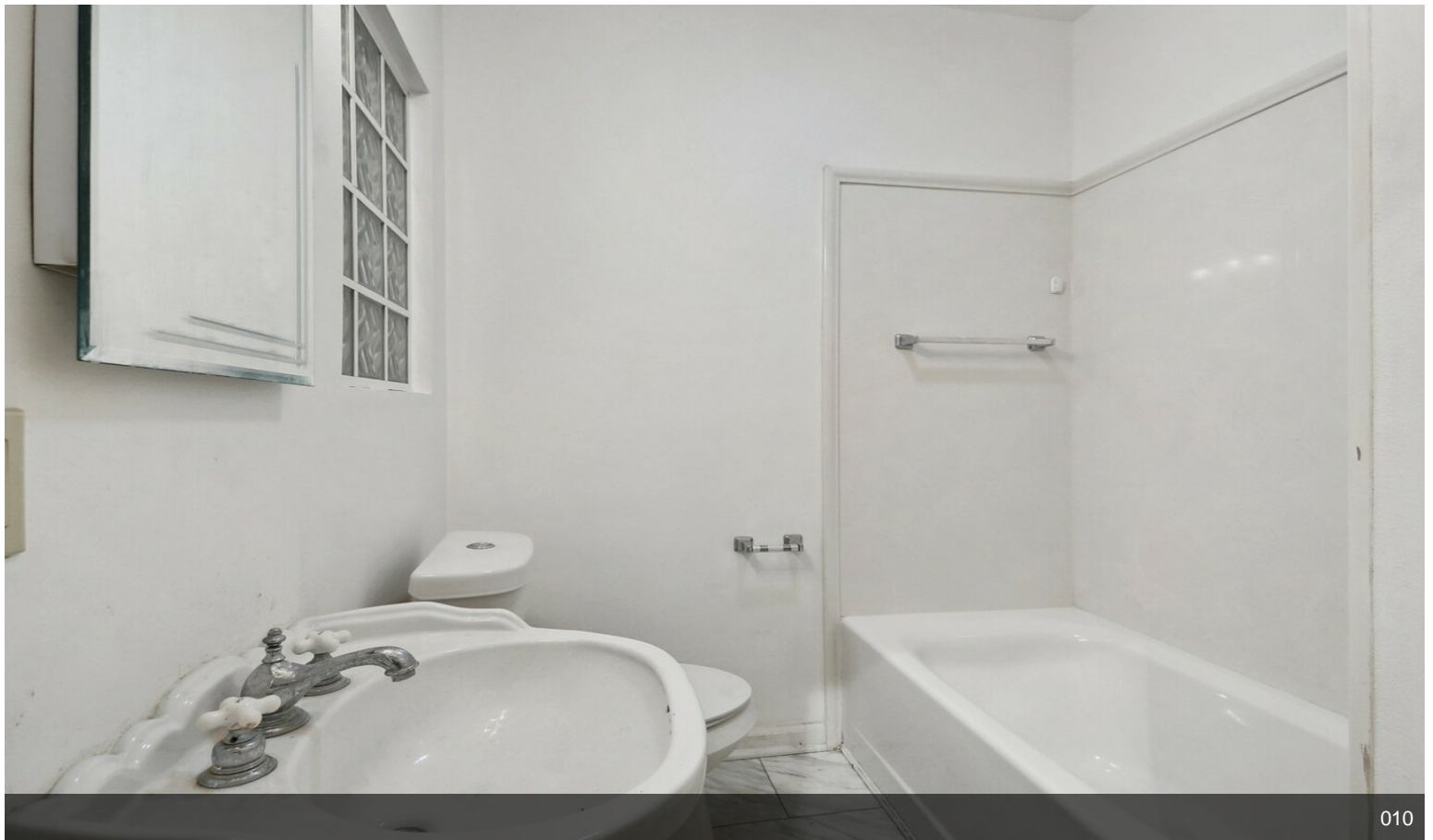




# Property Photos



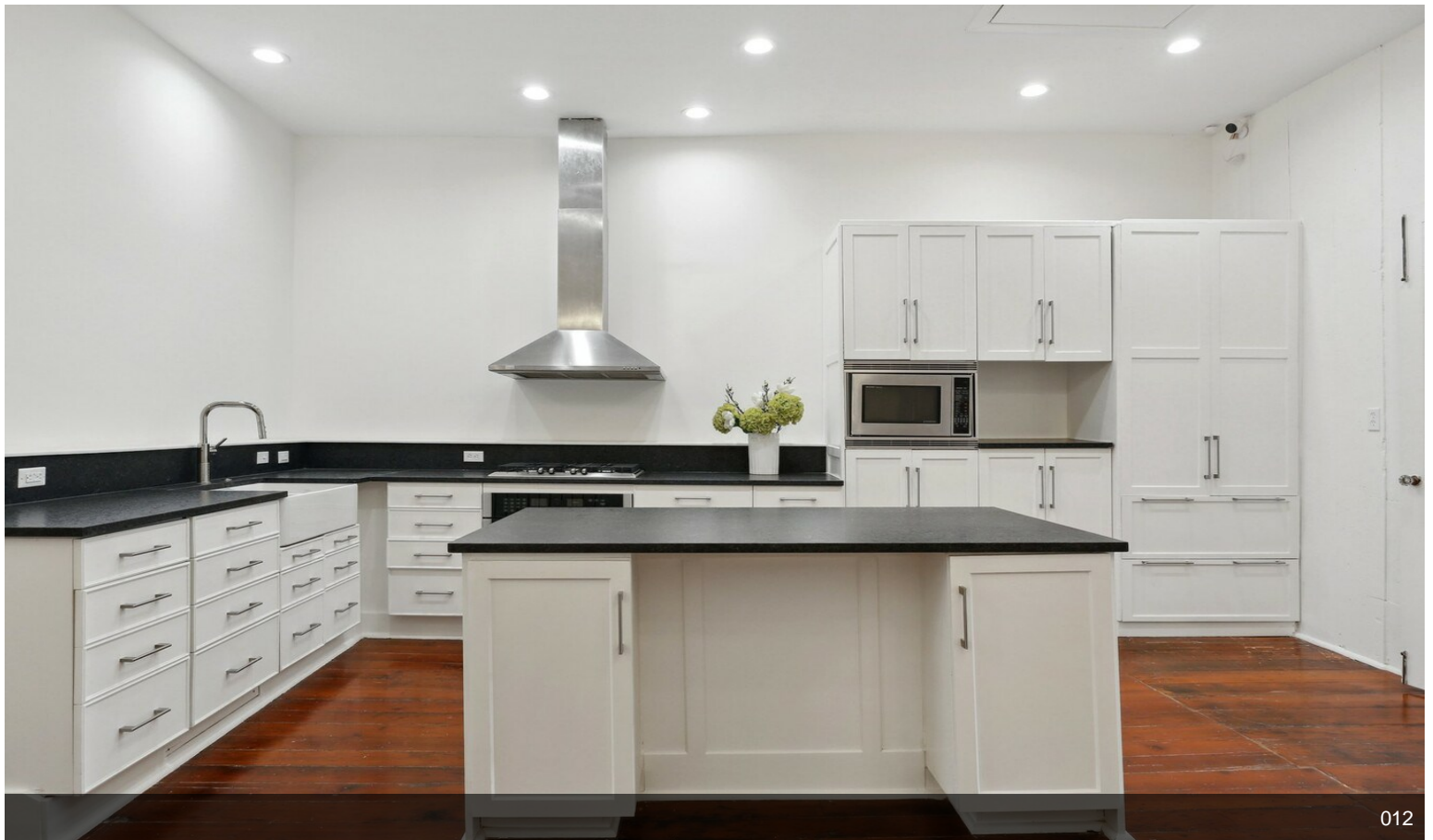
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# Property Photos





# Property Photos



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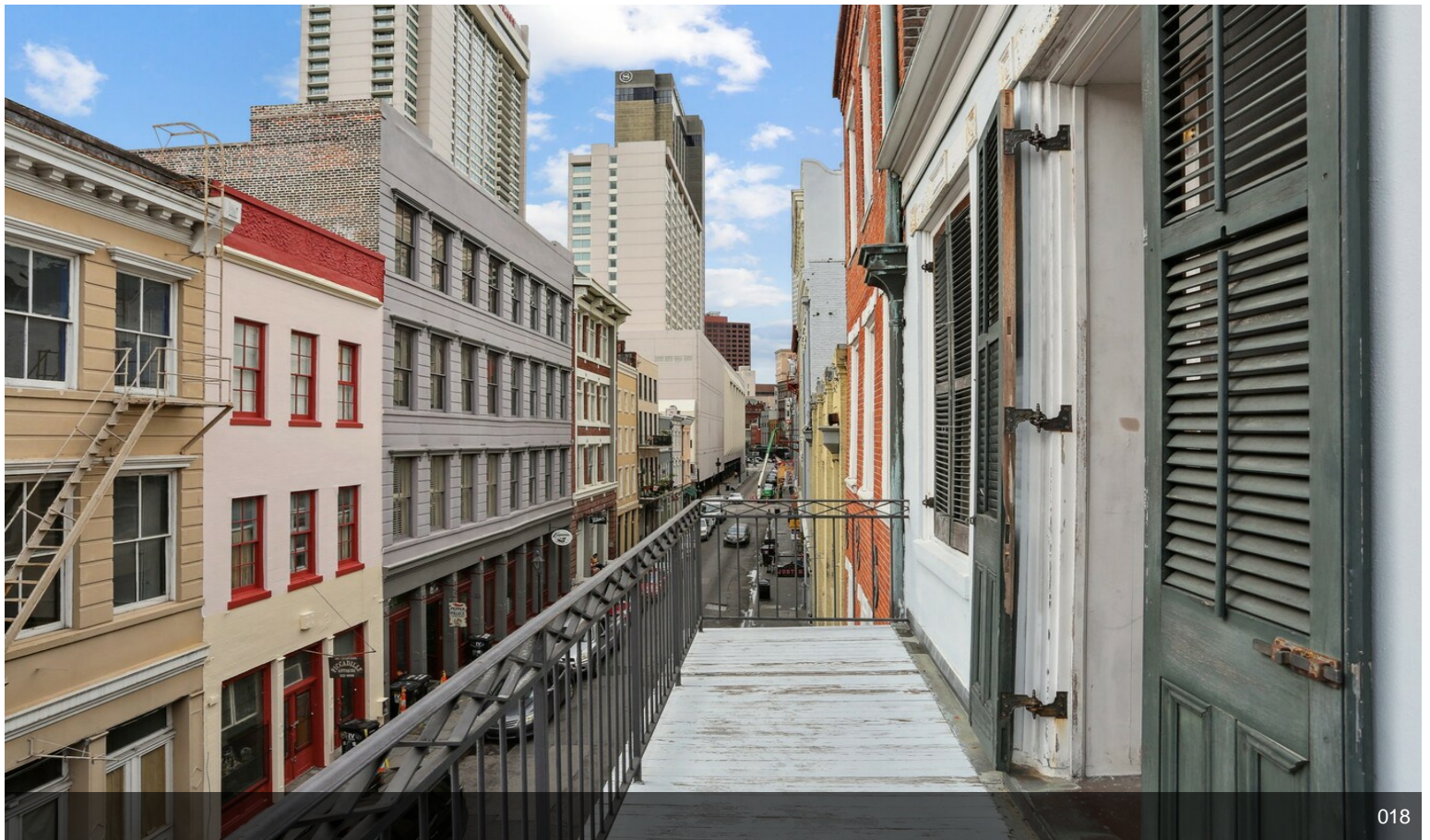
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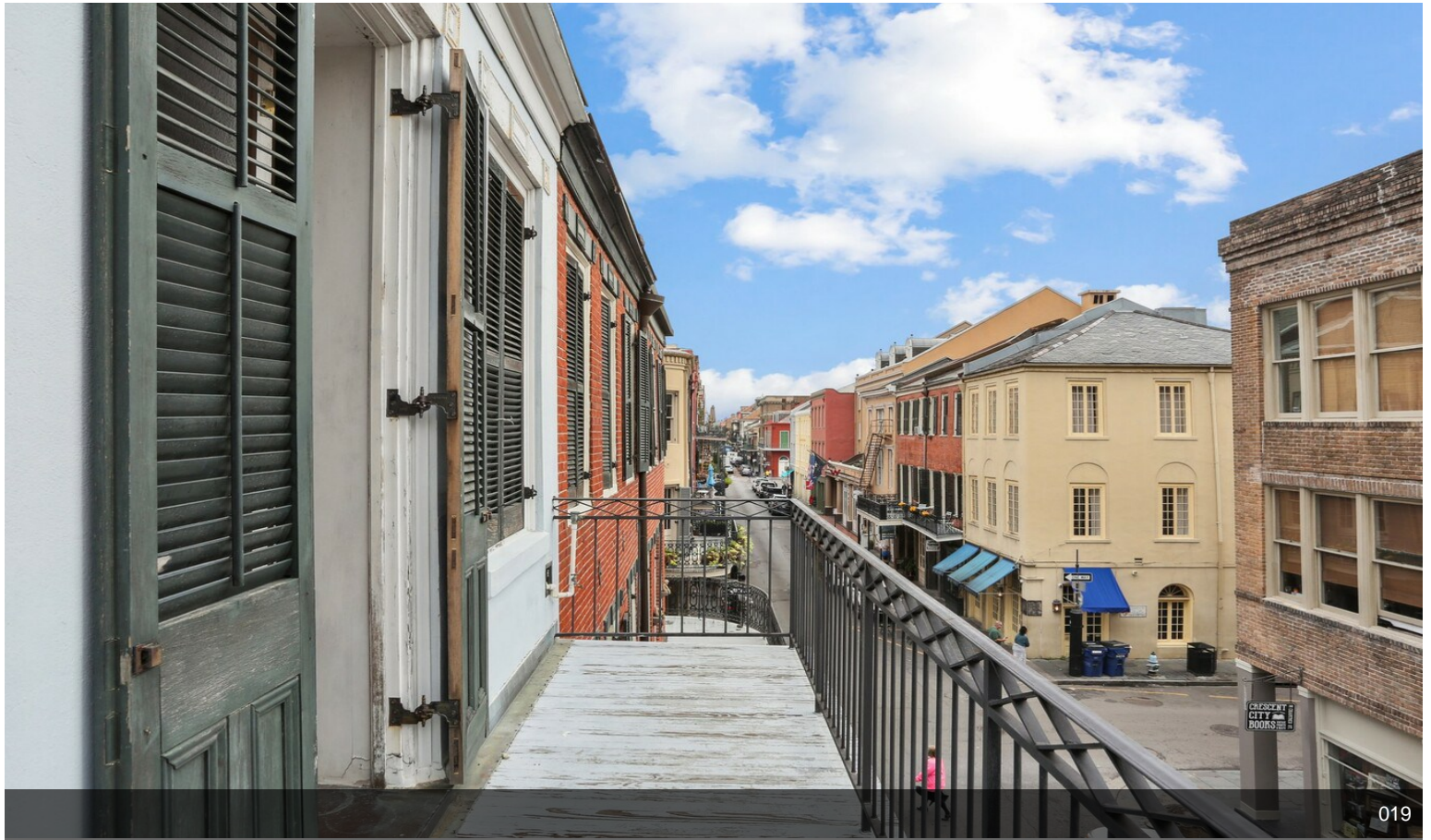
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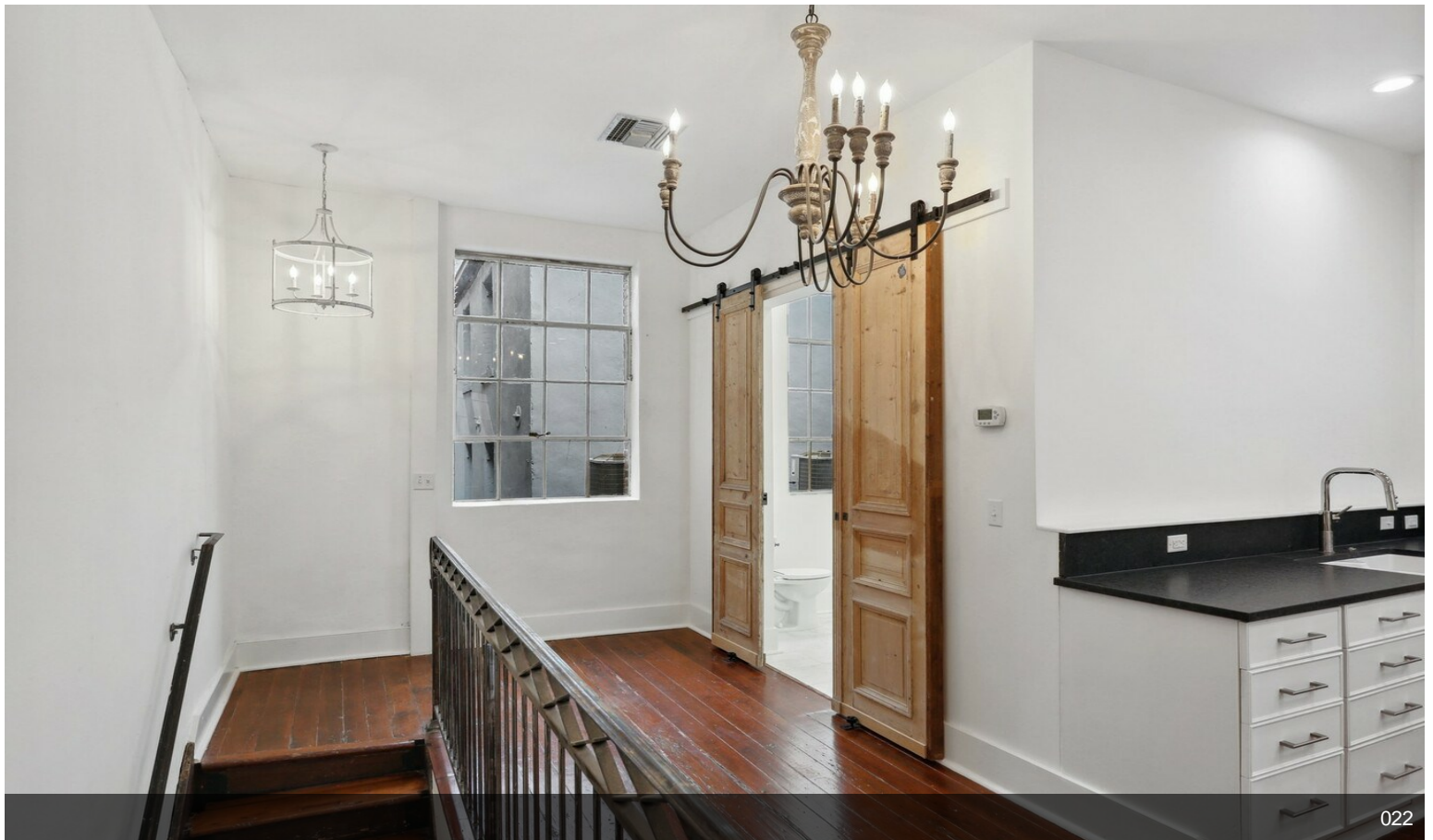
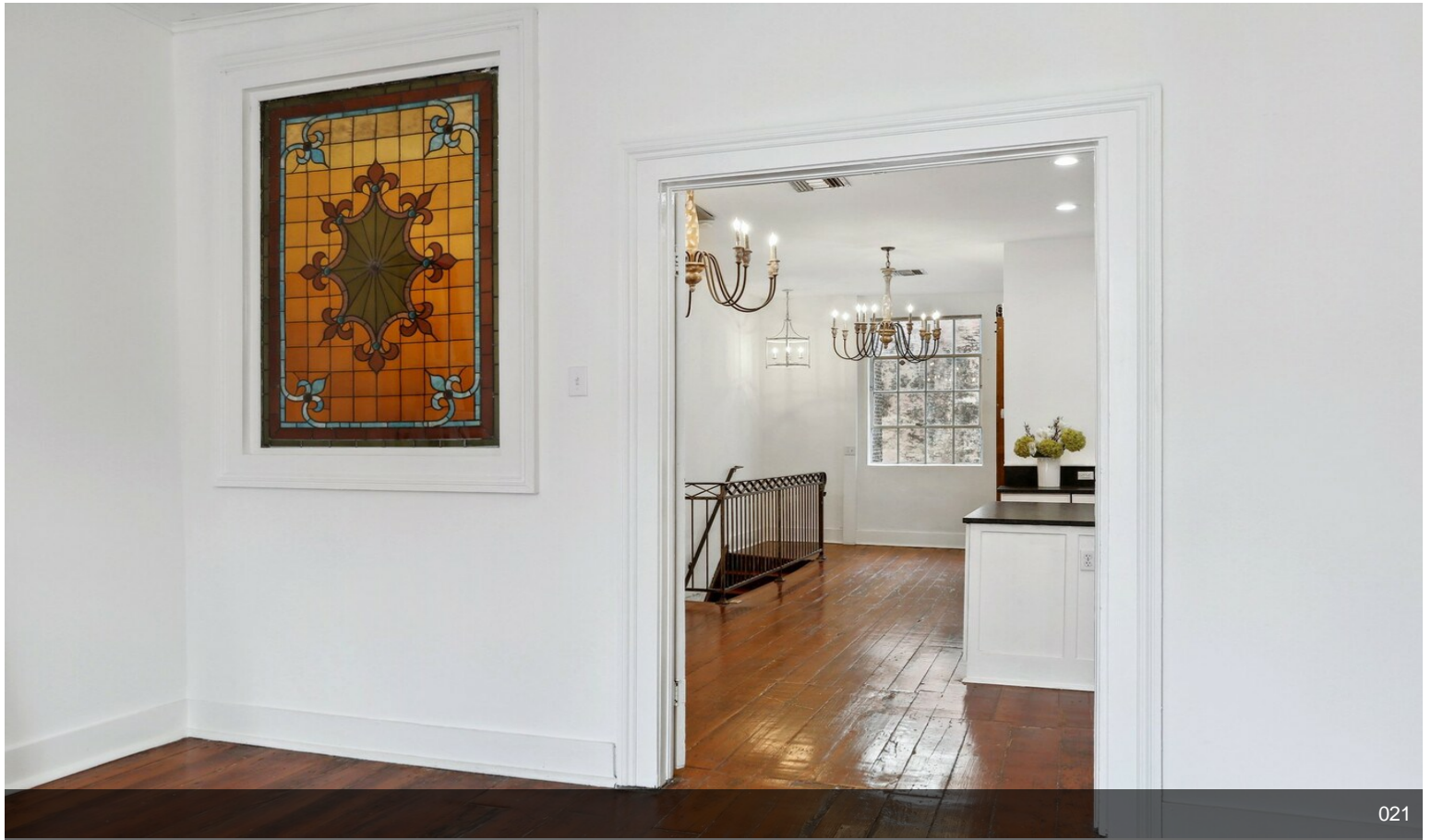
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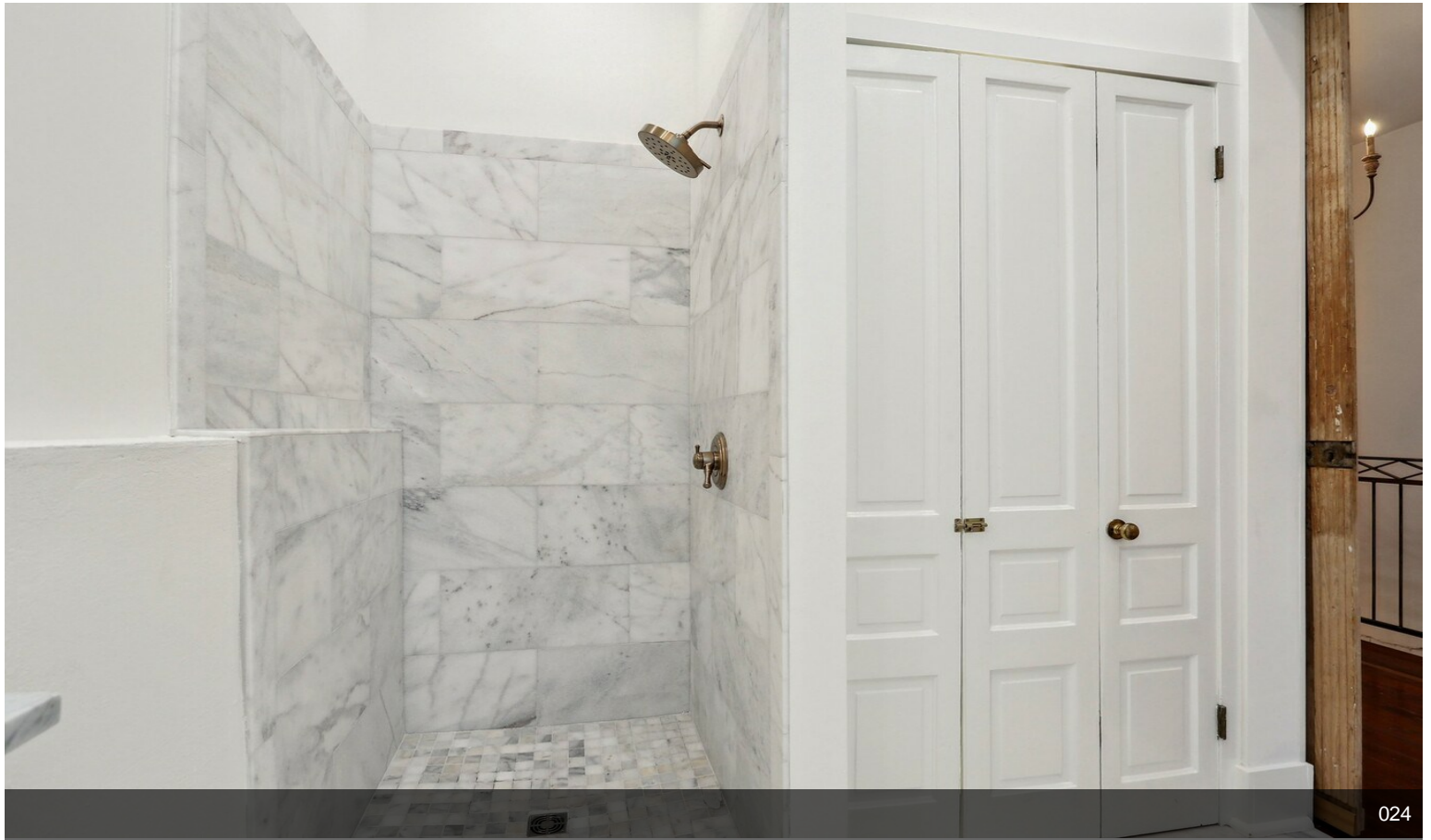


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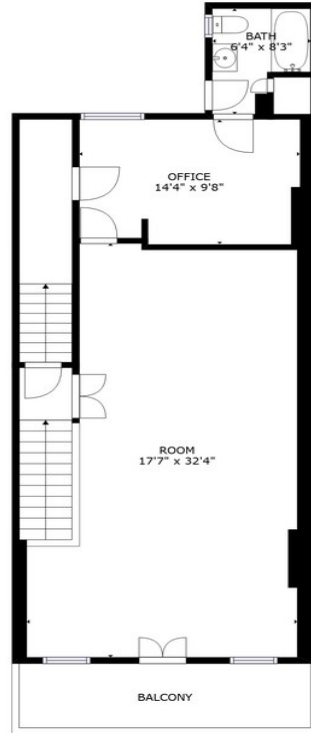
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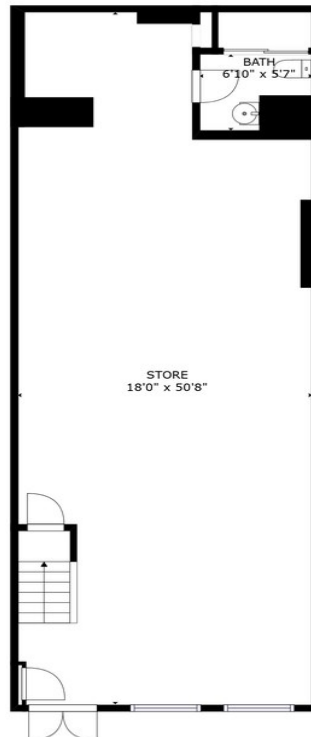


GROSS INTERNAL AREA  
FLOOR 1: 908 sq. ft, FLOOR 2: 816 sq. ft  
FLOOR 3: 734 sq. ft, EXCLUDED AREAS:  
BALCONY: 186 sq. ft  
TOTAL: 2459 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2

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GROSS INTERNAL AREA  
FLOOR 1: 908 sq. ft, FLOOR 2: 816 sq. ft  
FLOOR 3: 734 sq. ft, EXCLUDED AREAS:  
BALCONY: 186 sq. ft  
TOTAL: 2459 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

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# Property Photos



GROSS INTERNAL AREA  
FLOOR 1: 908 sq. ft, FLOOR 2: 816 sq. ft  
FLOOR 3: 734 sq. ft, EXCLUDED AREAS:  
BALCONY: 186 sq. ft  
TOTAL: 2459 sq. ft

FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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