

REDEVELOPMENT OPPORTUNITY

1021 Pleasant Street

New Orleans, LA 70115

Presented By:

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PROPERTY DESCRIPTION

This property presents a rare opportunity to own a historic building nestled just off Magazine Street in the vibrant Irish Channel. With 14,400 SF across two floors, the space is currently being used for storage but has plenty of potential for redevelopment. Its Historic District designation qualifies it for Federal (20%) and State (25%) Historic Tax Credits, making it a great option for developers or investors looking to transform this building into a commercial or residential space that can take advantage of the area's rich culture, renowned dining, and bustling shopping scene.

PROPERTY HIGHLIGHTS

- ±14,400 SF Improvements (5,700 SF per floor main building, 3,000 SF side building)
- Approx. 8,700 SF Lot Size
- Eligible for Federal and State Historic Tax Credits (up to 45% total for QRE)
- Zoned HU-B1 (Historic Urban Neighborhood Business District)
- Located just off the corner in a prime stretch of Magazine Street

OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	±14,400 SF
Lot Size:	±8,700 SF

*Approximate square footage, buyer to do their own due diligence

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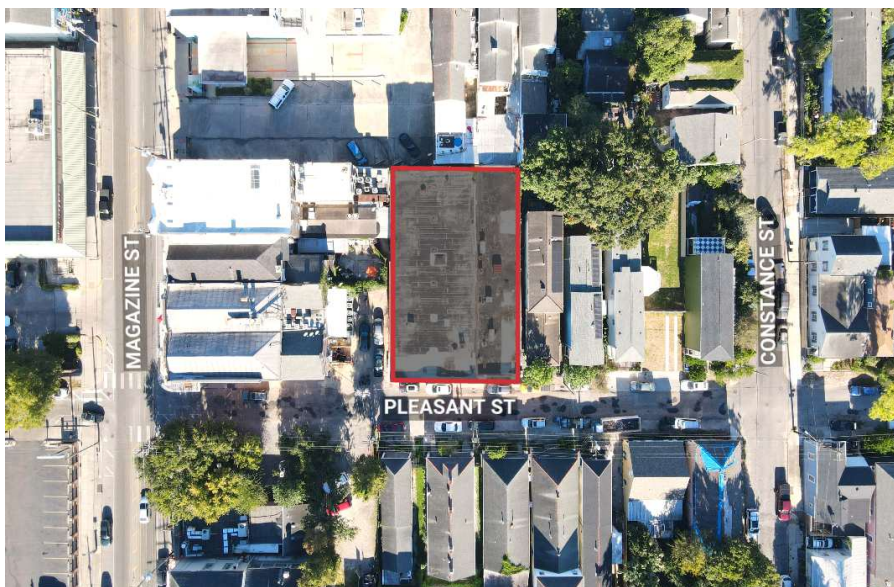
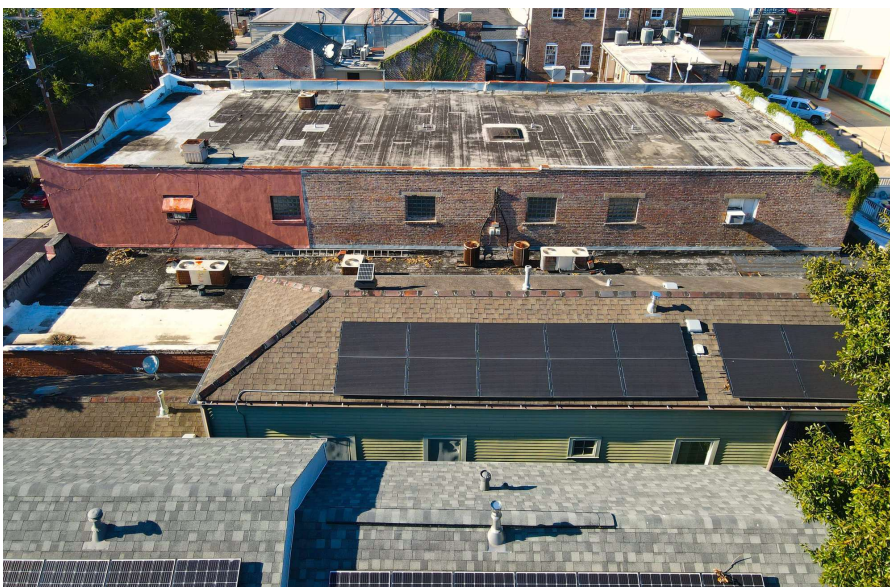
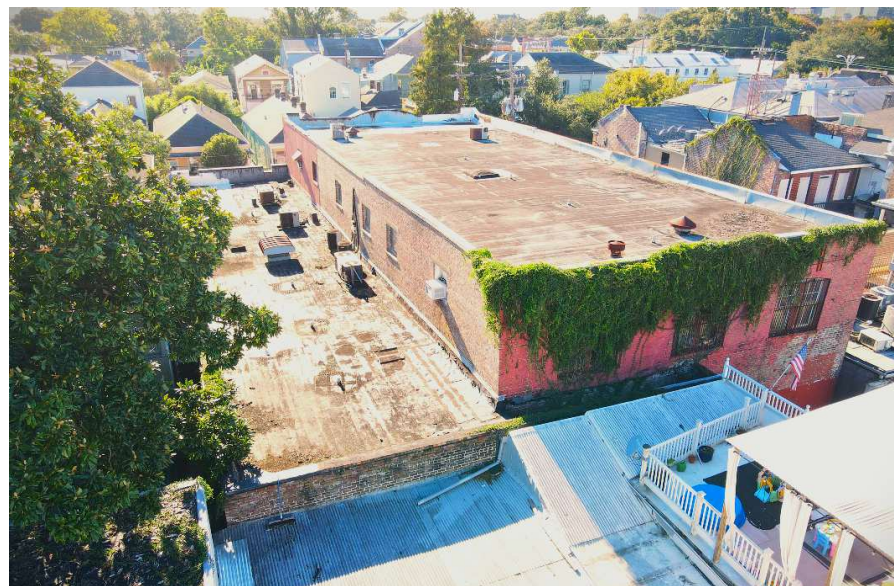
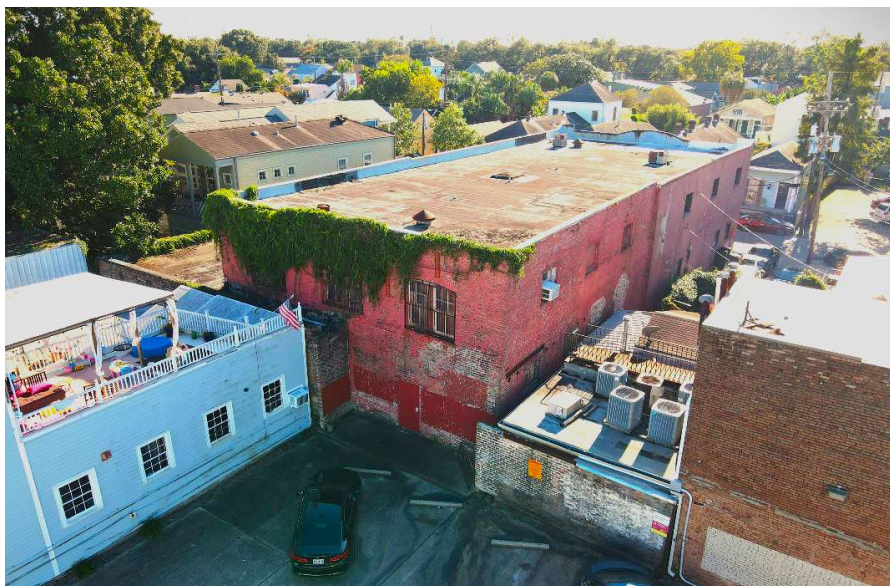


MAGAZINE STREET

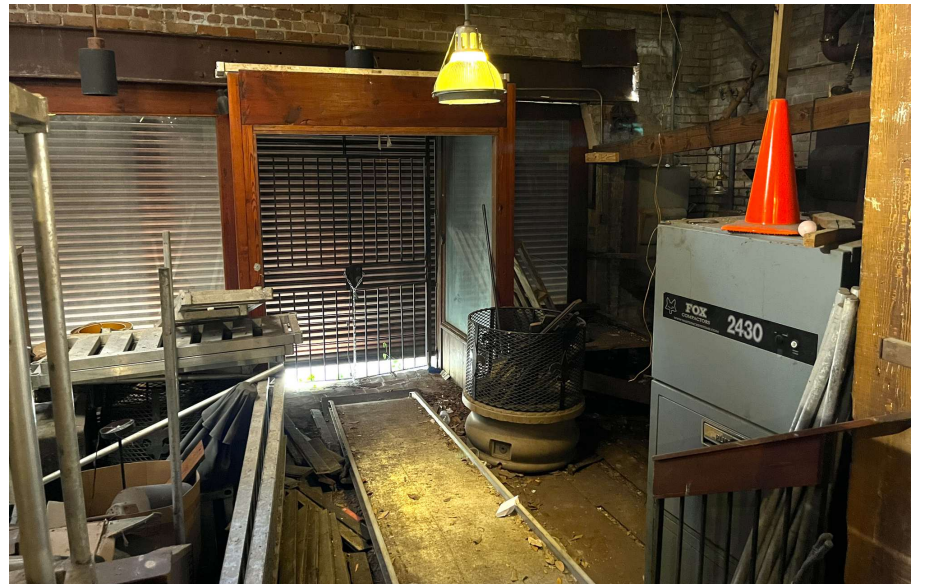
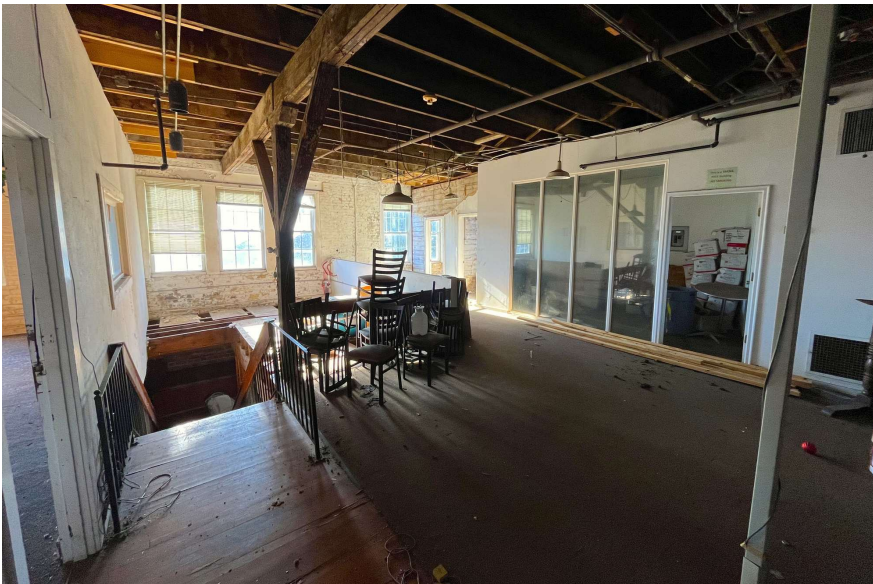
Magazine Street, located steps from the property, is a bustling corridor celebrated for its unique blend of historic charm and modern energy. Known for its boutique shops, local cafes, and popular restaurants, it draws both locals and tourists, creating a lively atmosphere perfect for retail, office, or residential developments. This six-mile stretch weaves through some of New Orleans' most beloved neighborhoods, making it a hub of activity and opportunity.

IRISH CHANNEL / HISTORIC DISTRICT

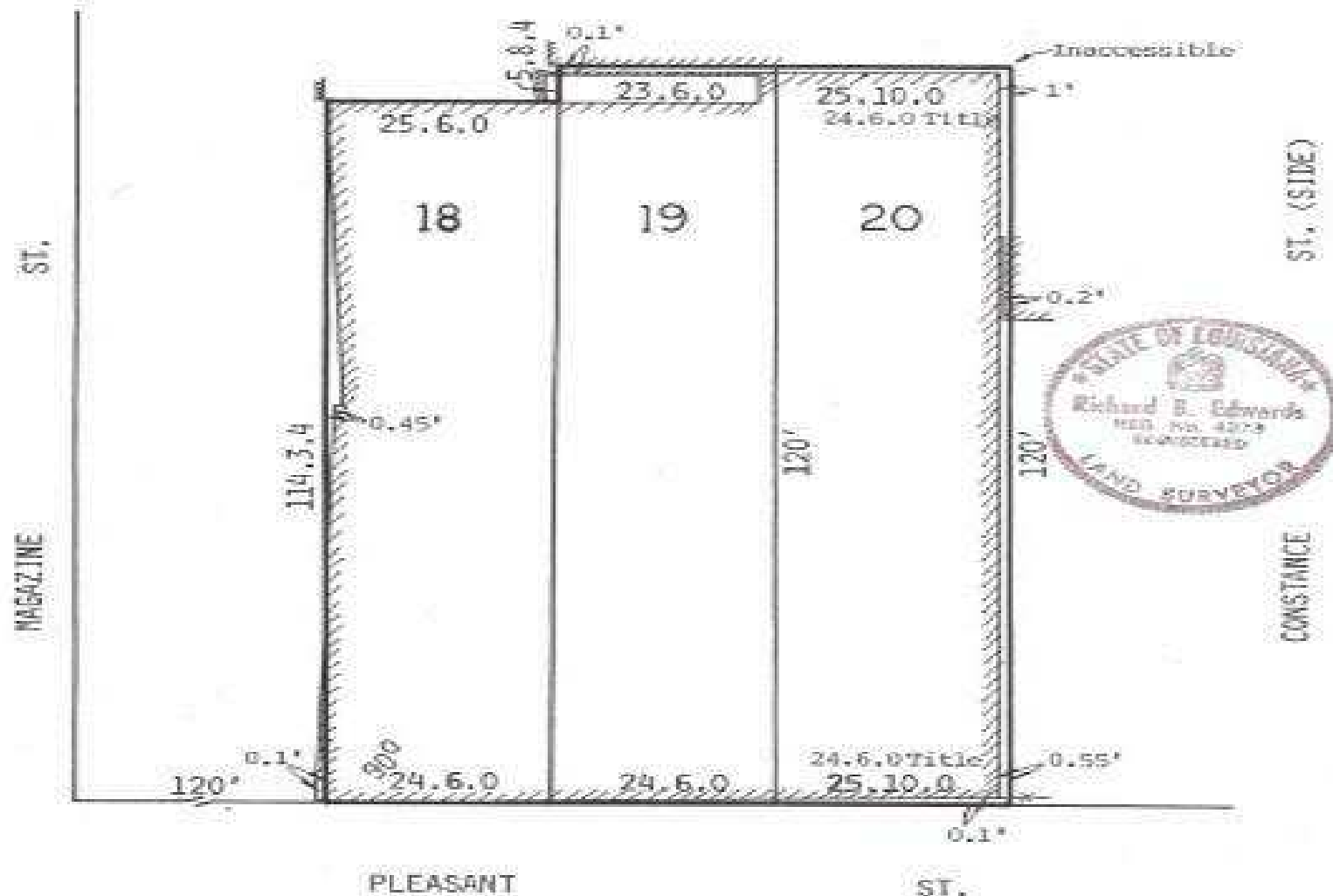
Situated in the iconic Irish Channel, the property is surrounded by a neighborhood steeped in history and culture. With its Creole cottages and tree-lined streets, the area reflects New Orleans' classic character while offering opportunities for preservation incentives like Historic Tax Credits. The Irish Channel's walkable layout and strong sense of community make it a desirable destination for residents, businesses, and visitors alike.



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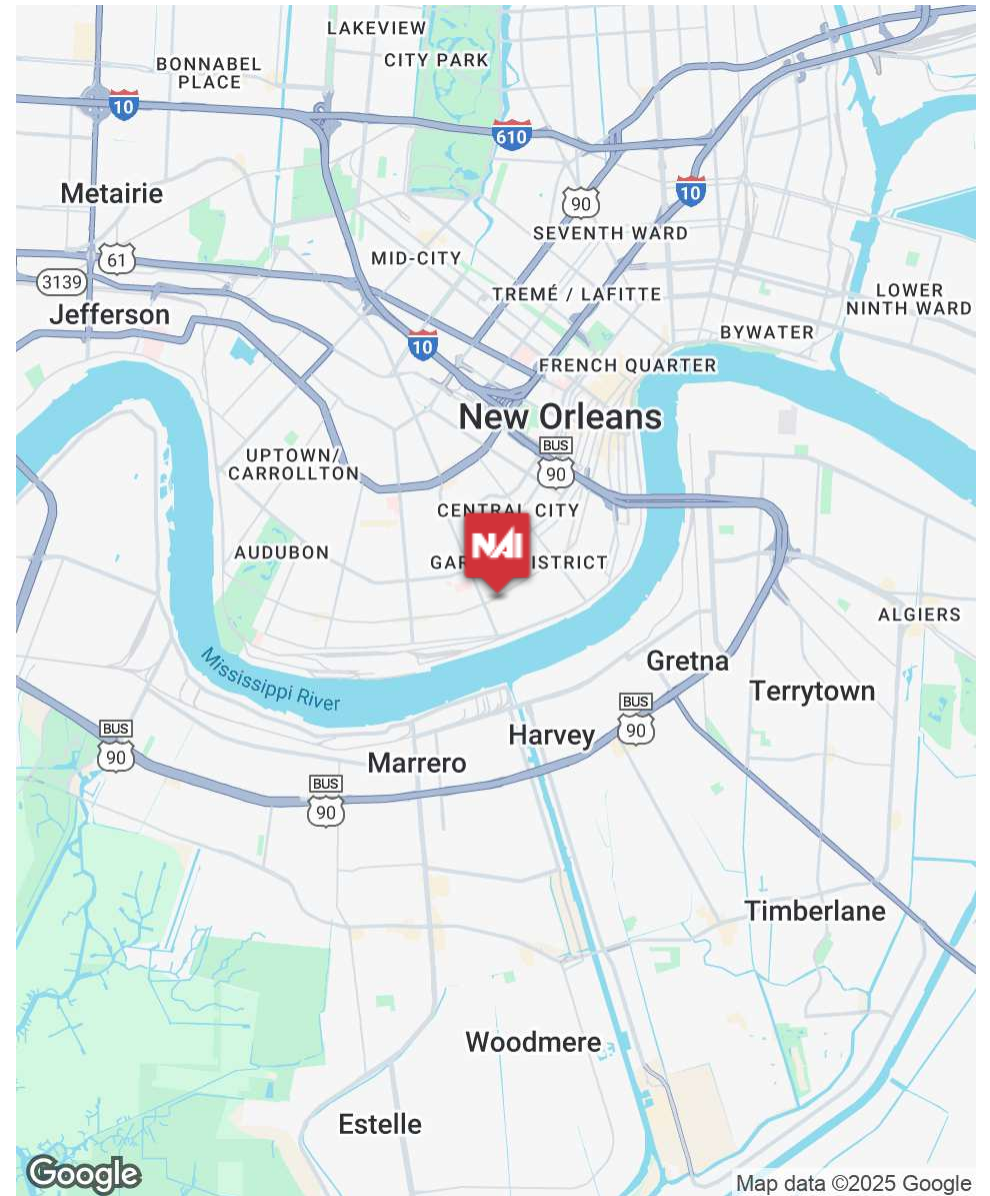
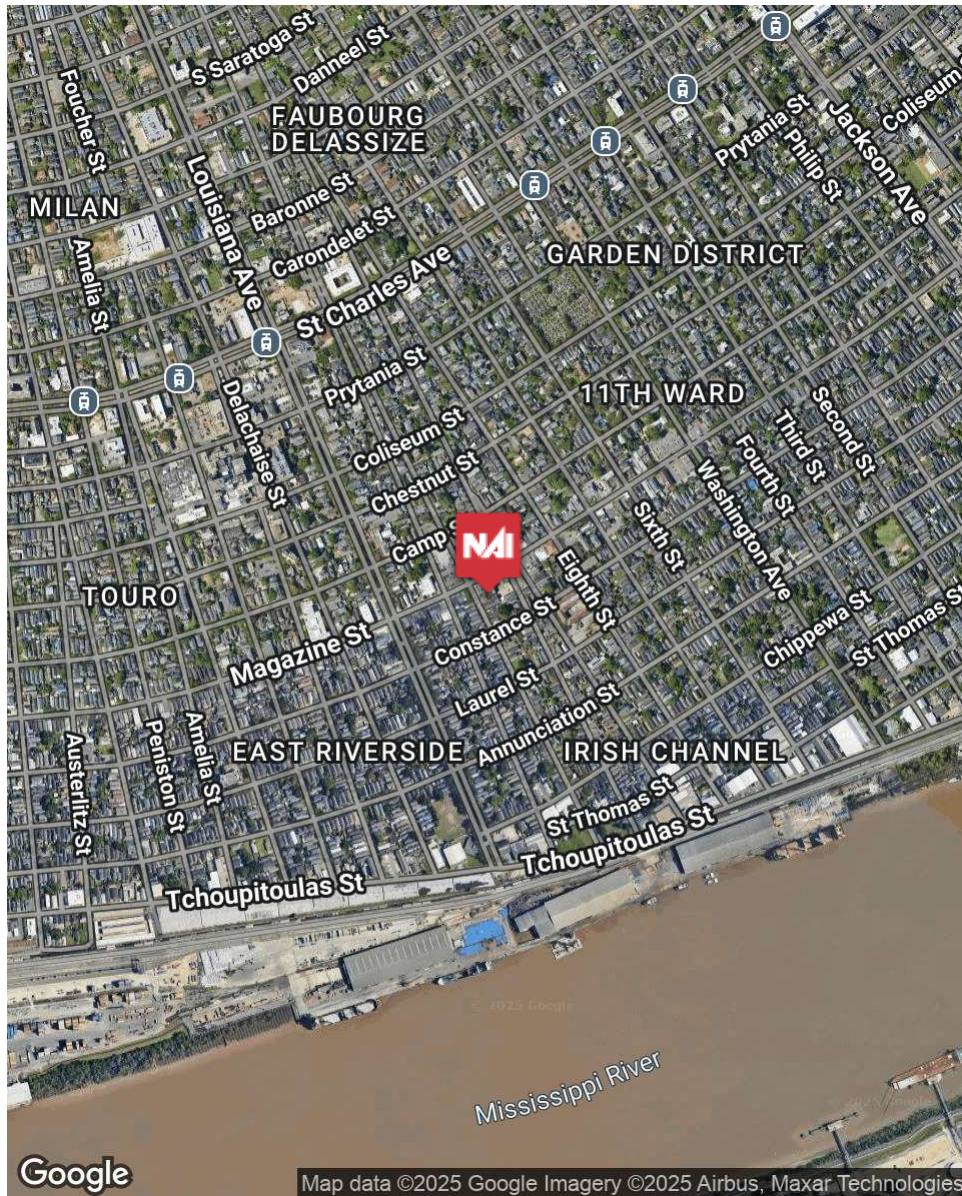


2003 Survey

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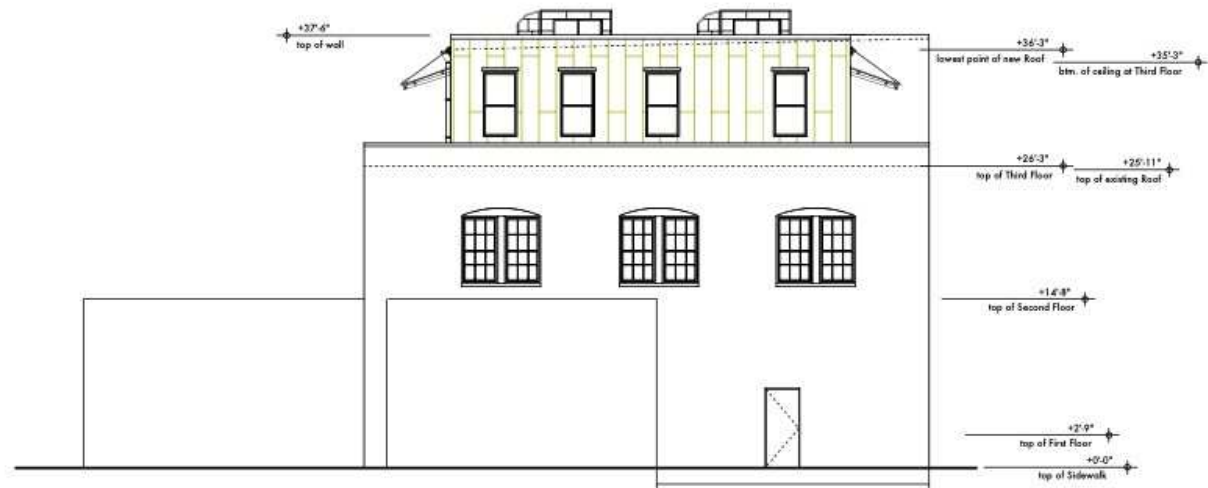


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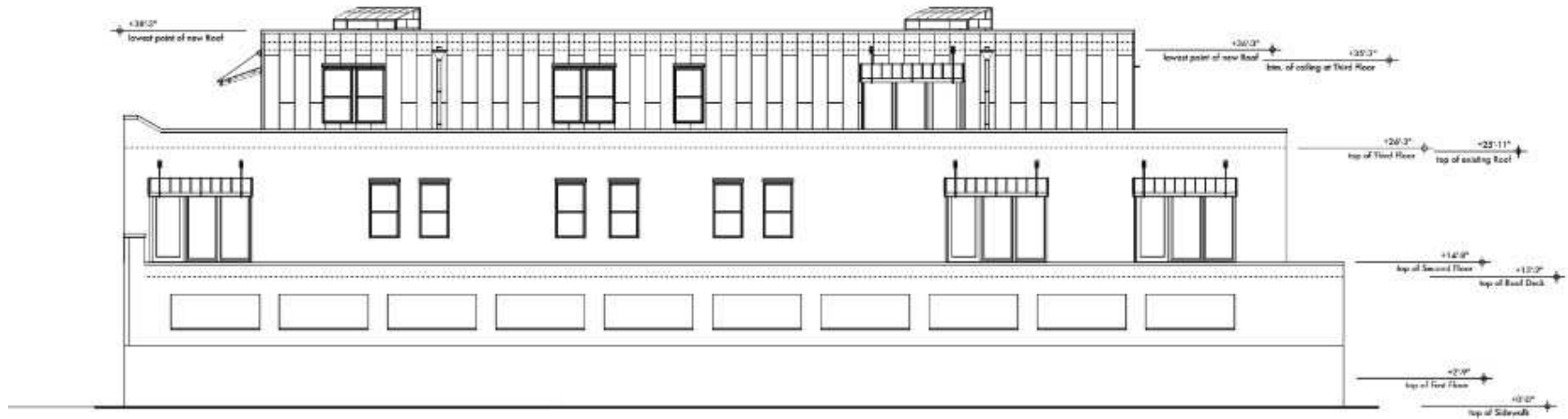


Pleasant Street Elevation
3/16" = 1'-0"

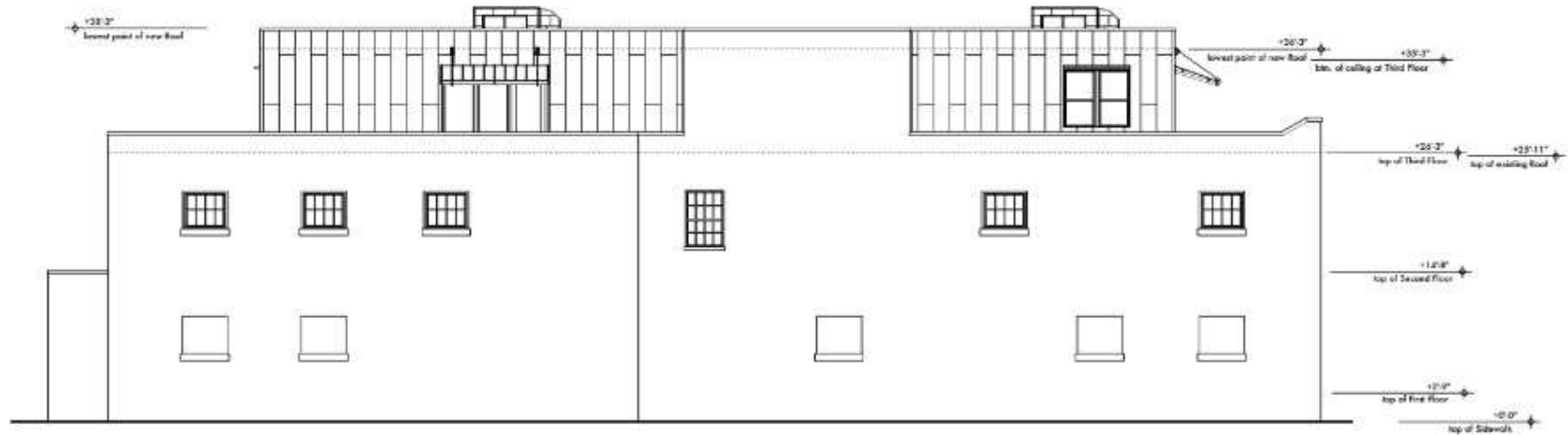


Sample Redevelopment Plans

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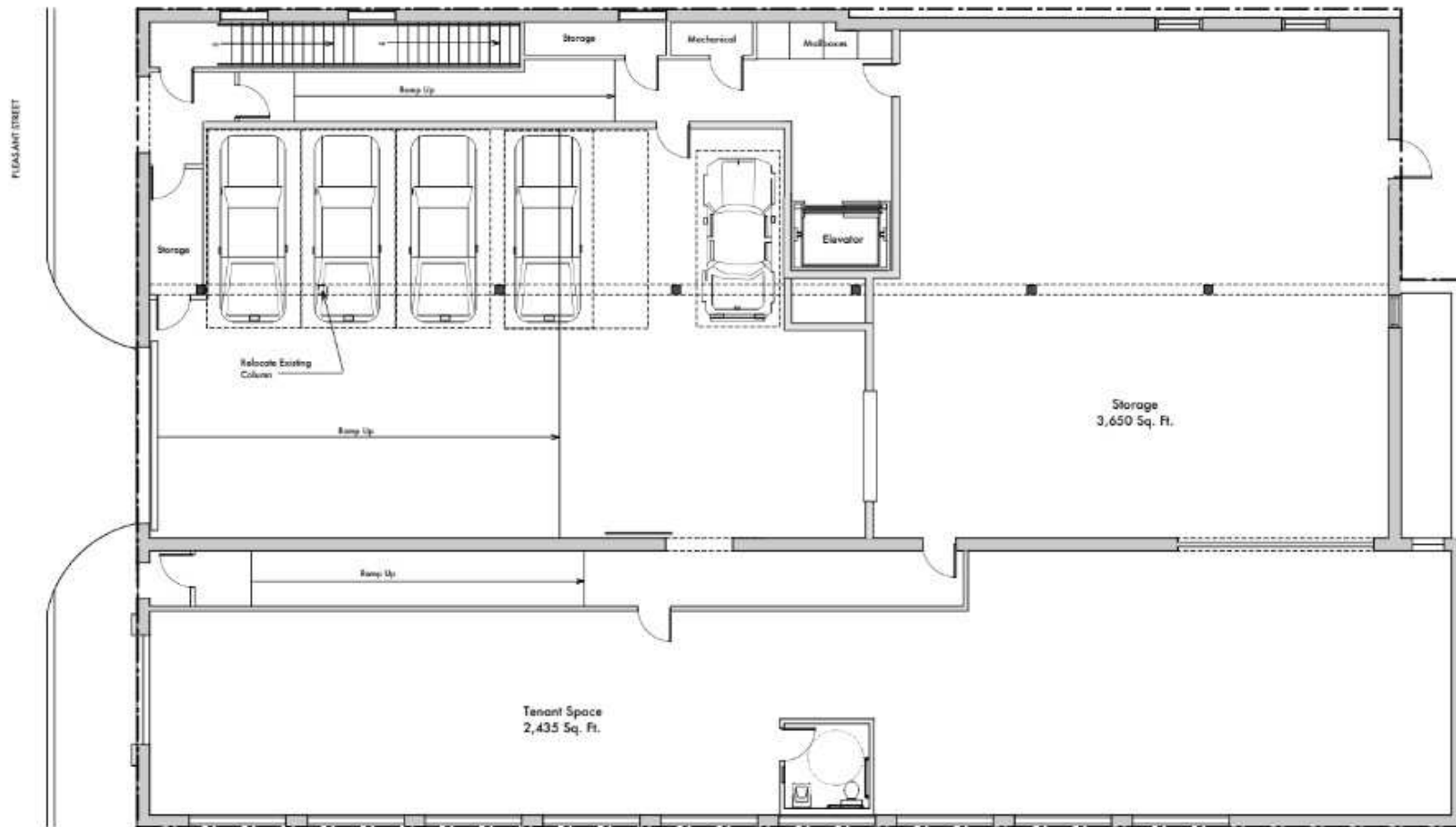
Constance Street Side Elevation
3/16" = 1'-0"



Magazine Street Side Elevation
3/16" = 1'-0"

Sample Redevelopment Plans

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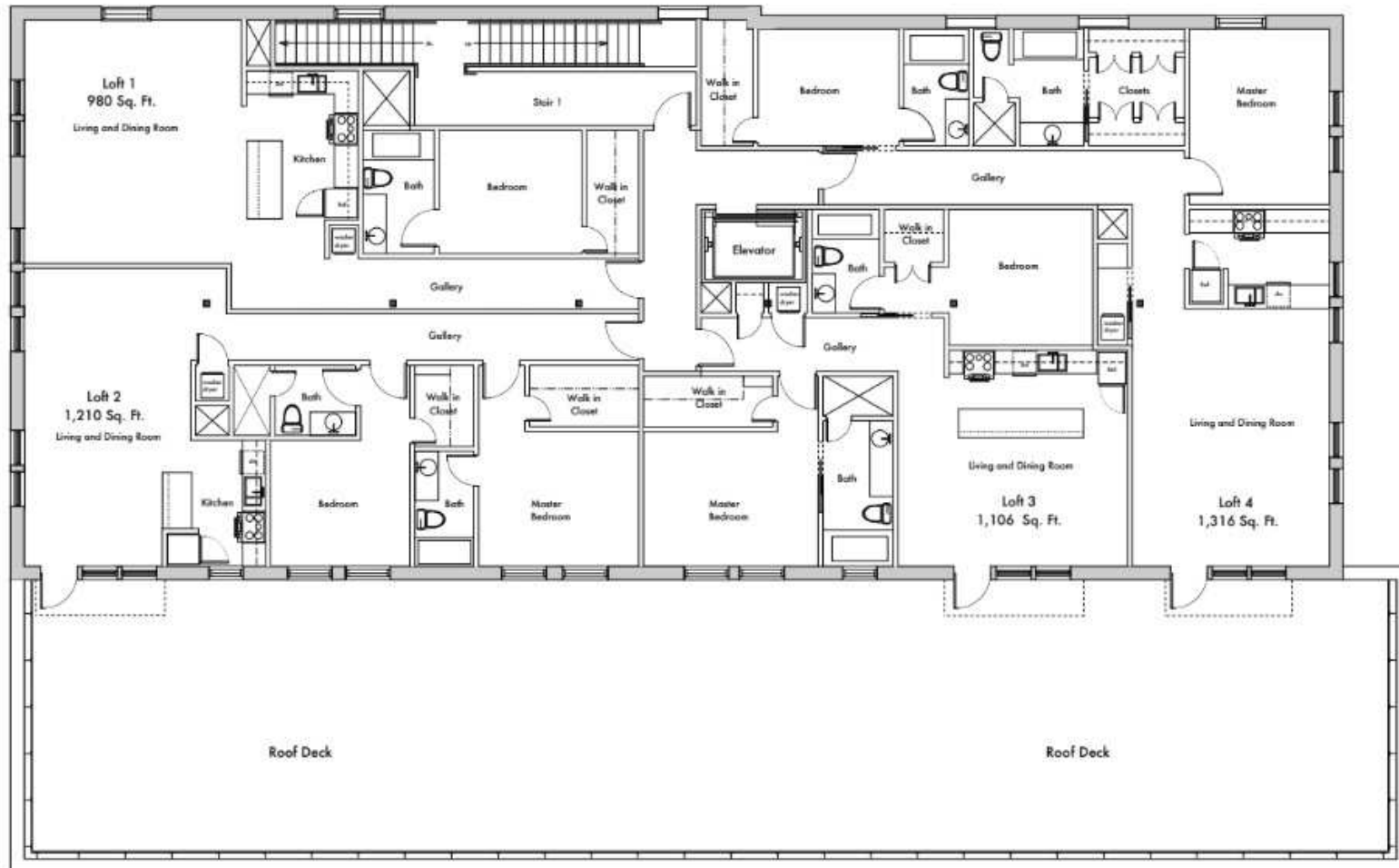


Preliminary First Floor Plan
3/16" = 1'-0"

First Floor Area: 8,715 sq. ft.

Sample Redevelopment Plans - 1st Floor

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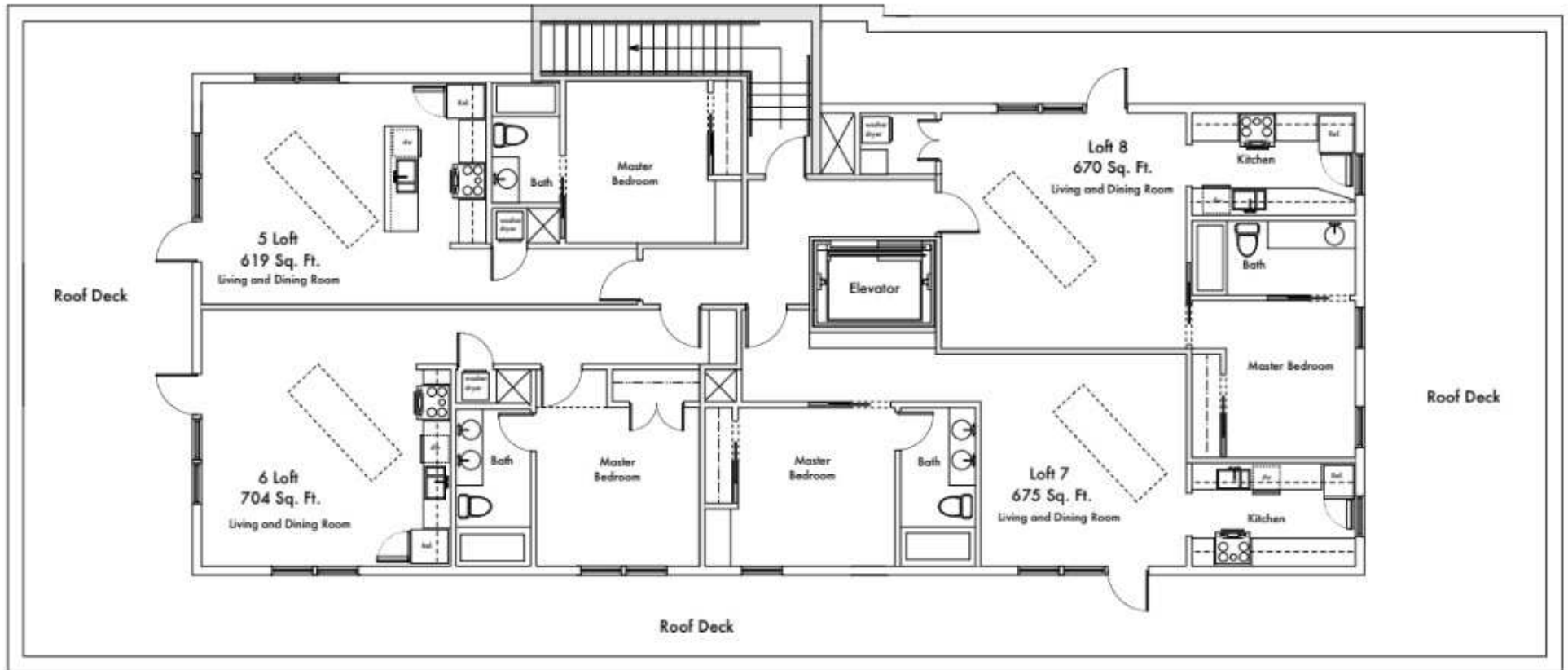


Preliminary Second Floor Plan
3/16" = 1'-0"

Second Floor Area: 5,588 sq. ft.

Sample Redevelopment Plans - 2nd Floor

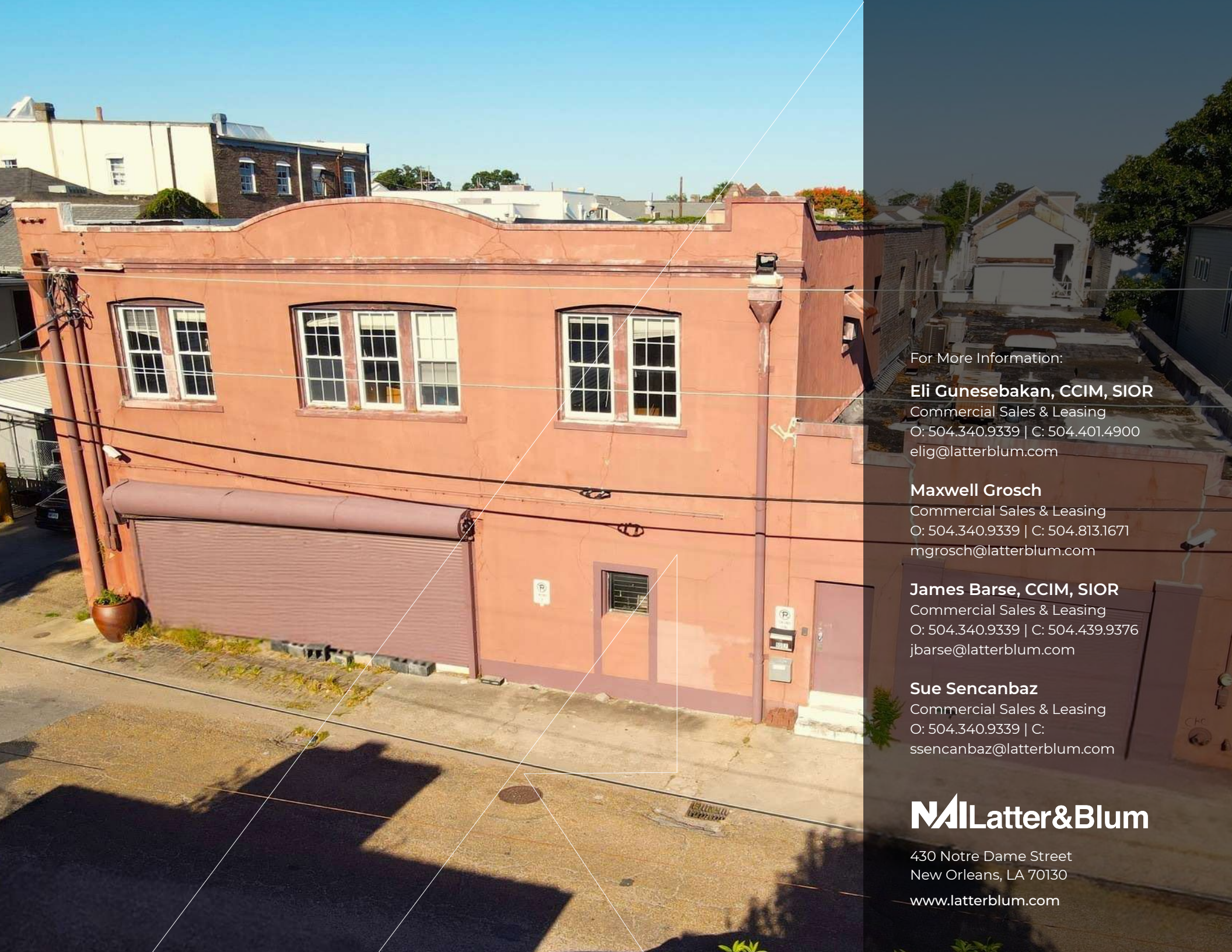
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Preliminary Penthouse Plan
3/16" = 1'-0"



Penthouse Floor Area: 3,211 sq. ft.



For More Information:

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