

222-224 Chartres Street | New Orleans, LA 70130

French Quarter Condominium Units & Development Opportunity

TALBOT
REALTY GROUP



TALBOT REALTY GROUP

747 MAGAZINE STREET, SUITE 7, NEW ORLEANS , LA 70130

504-525-9763

WWW.TALBOT-REALTY.COM

222 & 224 Chartres Street



Address: 222 & 224 Chartres Street
New Orleans, LA, 70130

Price: \$5,750,000

Offering Summary: This offering consists of two adjacent buildings: one condominium complex at 224 Chartres Street, where the owner still owns one retail condominium and four residential condominiums and 222 Chartres Street, which consists of one leased retail space, a rear two-story residential unit, and three floors of unimproved space with plans to build six residential units. The total square footage is 19,035 SF.

Zoning: VCC-2, Vieux Carre Commercial District

FOR MORE INFORMATION CONTACT:

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222 Chartres Street



Retail Space

Address	Size	Tenant	Annual Rent	Exp. Date	Options
222 Chartres Street	2,832 SF	Legendaury Milkshake Bar	\$162,000 NNN	April 30, 2028	2 - 5 Year

Proposed Residential Condominiums

Unit	Bedroom/Bathroom	Size
1A	1 Bed / 1.5 Bath	1,377 SF
2A	2 Bed / 2 Bath	1,440 SF
2B	2 Bed / 2 Bath	1,427 SF
3A	2 Bed / 2 Bath	1,440 SF
3B	2 Bed / 2 Bath	1,427 SF
4A	2 Bed / 2 Bath	1,440 SF
4B	2 Bed / 2 Bath	1,427 SF

Retail Space

Address	Size	Tenant	Annual Rent	Exp. Date	Options
224 Chartres Street	1,696 SF	Pepper Palace, Inc.	\$84,000 NNN	June 30, 2028	2 - 5 Year

Residential Condominiums

Unit	Bedroom/Bathroom	Size
1A	1 Bed / 1.5 Bath	1,124 SF
2A	3 Bed / 2 Bath	1,374 SF
2B	2 Bed / 2 Bath	1,012 SF
3B	2 Bed / 1 Bath	1,019 SF

222 Chartres Street



LEGENDAIRY MILKSHAKE BAR - LESSEE 222 CHARTRES STREET

Legendairy Sq. Ft. - 2,832	2,832	Total Annual	Annual Percentage Share	CAM FEES
222 Building Sq. Ft. - 12,810	12,810	Expenses	Of Expenses	Per Month
Legendairy Percentage of Building Expenses - 22.11%	22.11%	\$82,661.56	\$18,276.47	\$1,523.04
TAXES		Total/Annual		
Taxes - \$6,121.43/annual \$510.12/monthly @ 22.11%		\$27,686.23		\$510.12
(Legendairy Share = 22.11% x \$27,686.23 = \$6,121.43)				
INSURANCE				
Property Insurance- 6/2/25 - 6/2/26 (No Wind and Hail)		\$25,668.33		\$472.94
General Liability Insurance - 1/21/25 - 1/21/26		\$1,521.00		\$28.02
TOTAL INSURANCE - \$6,011.56/annual \$500.96/monthly @ 22.11%		\$27,189.33		\$500.96
CAM FEES				
Water, Sewer & Sprinkler		\$9,230.00		\$170.06
Management		\$11,400.00		\$210.05
Professional Fees: Legal and Accounting				\$-
Telephone/Internet (For Fire Alarm Monitoring & Security Cameras)		\$3,004.00		\$55.35
Fire Alarm Monitoring		\$480.00		\$8.84
Annual Alarm Inspection & Maintenance		\$2,822.00		\$52.00
Annual Backflow Prevention Equipment inspection		\$850.00		\$15.66
Exterminating and Termite Contract				\$-
Repair and Maintenance-General				\$-
TOTAL CAM FEES - \$6,143.48/annual \$511.96/monthly @ 22.11%		\$27,786.00		\$511.96
TOTAL INSURANCE		\$27,189.33		\$500.96
TOTAL TAXES		\$27,686.23		\$510.12
TOTAL TAXES, INSURANCE, AND CAM FEES		\$82,661.56		\$1,523.04
\$18,276.47/annual \$1,523.04/monthly @ 22.11%				

222 Chartres Street



222 CHARTRES STREET

OWNER PERCENTAGE - INSURANCE AND CAM FEES

	Square Feet	Ownership and Expense Percentage
222 Unit Sq. Ft. (Per John Williams, AIA Construction Floor Plans)	12,810	
Commercial Retail - Legendary	2,832	22.11%
1 A: 1 BDR/ 1.5 BA TH (Rear)	1,377	10.75%
2 A: 2 BDR/2BA (Front)	1,440	11.24%
2 B: 2 BDR/2 BA (Rear)	1,427	11.14%
3 A 2 BDR/2BA (Front)	1,440	11.24%
3 B: 2 BDR/2 BA (Rear)	1,427	11.14%
4 A: 2 BDR/2 BA (Front)	1,440	11.24%
4 B: 2 BDR/2 BA Rear	1,427	11.14%
	12,810	100%

224 Chartres Street



224 CHARTRES STREET - OWNER INSURANCE AND CAM - PER UNIT - PER MONTH

	SQUARE FEET PER UNIT	% OWNERSHIP AND EXPENSES	TOTAL ANNUAL BLDG. EXPENSES	% ANNUAL INSURANCE AND CAM	INSURANCE AND CAM/MONTH
Commercial Pepper Palace	1,696.20	16.92%			
1A-1 Bdr TH	1,123.22	11.21%	\$96,056.20	\$10,767.90	\$897.33
2A-3 Bdr/2Ba	1,373.80	13.71%	\$96,056.20	\$13,169.31	\$1,097.44
2B-2 Bdr/1 Ba	1,012.32	10.10%	\$96,056.20	\$9,701.68	\$808.47
3A-3 Bdr/2 Ba	1,383.55	13.80%	\$96,056.20	\$13,255.76	\$1,104.65
3B-2 Bdr/2 Ba	1,019.42	10.17%	\$96,056.20	\$9,768.92	\$814.08
4A-3 Bdr/2 Ba	1,388.03	13.85%	\$96,056.20	\$13,303.78	\$1,108.65
4B-2 Bdr/2 Ba	1,026.51	10.24%	\$96,056.20	\$9,836.15	\$819.68
TOTAL CONDOMINIUM SQUARE FEET	10,023.05	100.00%			

INSURANCE AND COMMON AREA PROPERTY TAX

	ANNUAL TOTAL
Insurance-Wind and Hail	\$29,245.00
Insurance-Property and AOP	\$21,011.00
Insurance-General Liability	\$1,250.00
Common Area Property Tax - (43% of \$9,626.04 for 2025)	\$4,139.20
TOTAL INSURANCE	\$55,645.20

CAM

Water, Sewer and Sprinkler	\$9,230.00
Janitorial	\$3,600.00
Electricity	\$5,610.00
Management	\$11,400.00
Professional Fees-Legal and Accounting	\$-
Telephone and Internet - For Fire Alarm System and Security Cameras	\$3,004.00
Fire Alarm Monitoring	\$480.00
Annual Fire Alarm Inspection & Maintenance	\$2,822.00
Annual Backflow Prevention Equipment Inspection	\$850.00
Elevator Contract and/or Maintenance	\$-
Exterminating and Termite Contract	\$2,420.00
Repair and Maintenance General	\$995.00
TOTAL CAM	\$40,411.00

TOTAL TAXES AND INSURANCE \$55,645.20

TOTAL TAXES, INSURANCE, AND CAM \$96,056.20

TOTAL TAXES, INSURANCE, AND CAM \$96,056.20

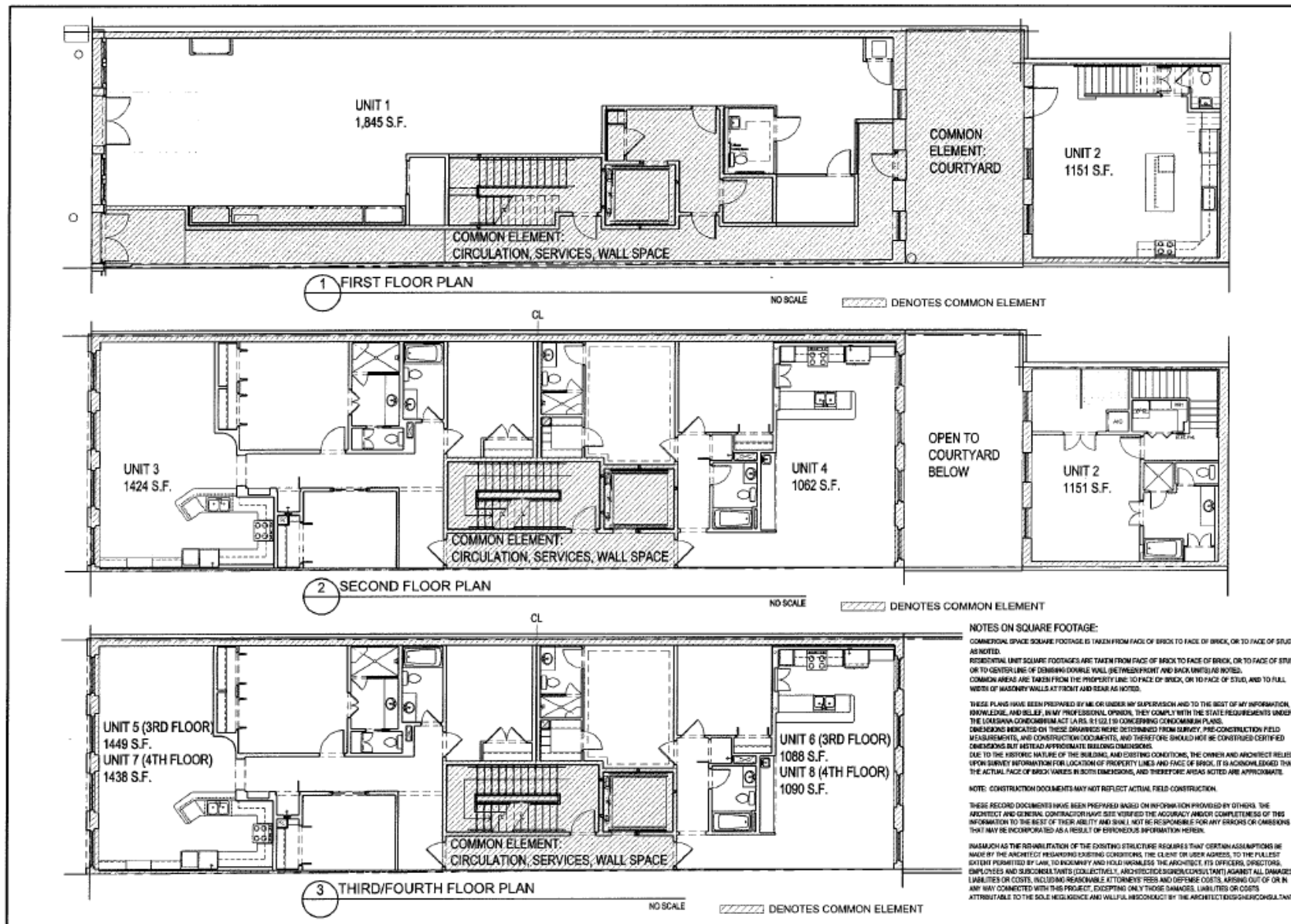








224 Chartres Street



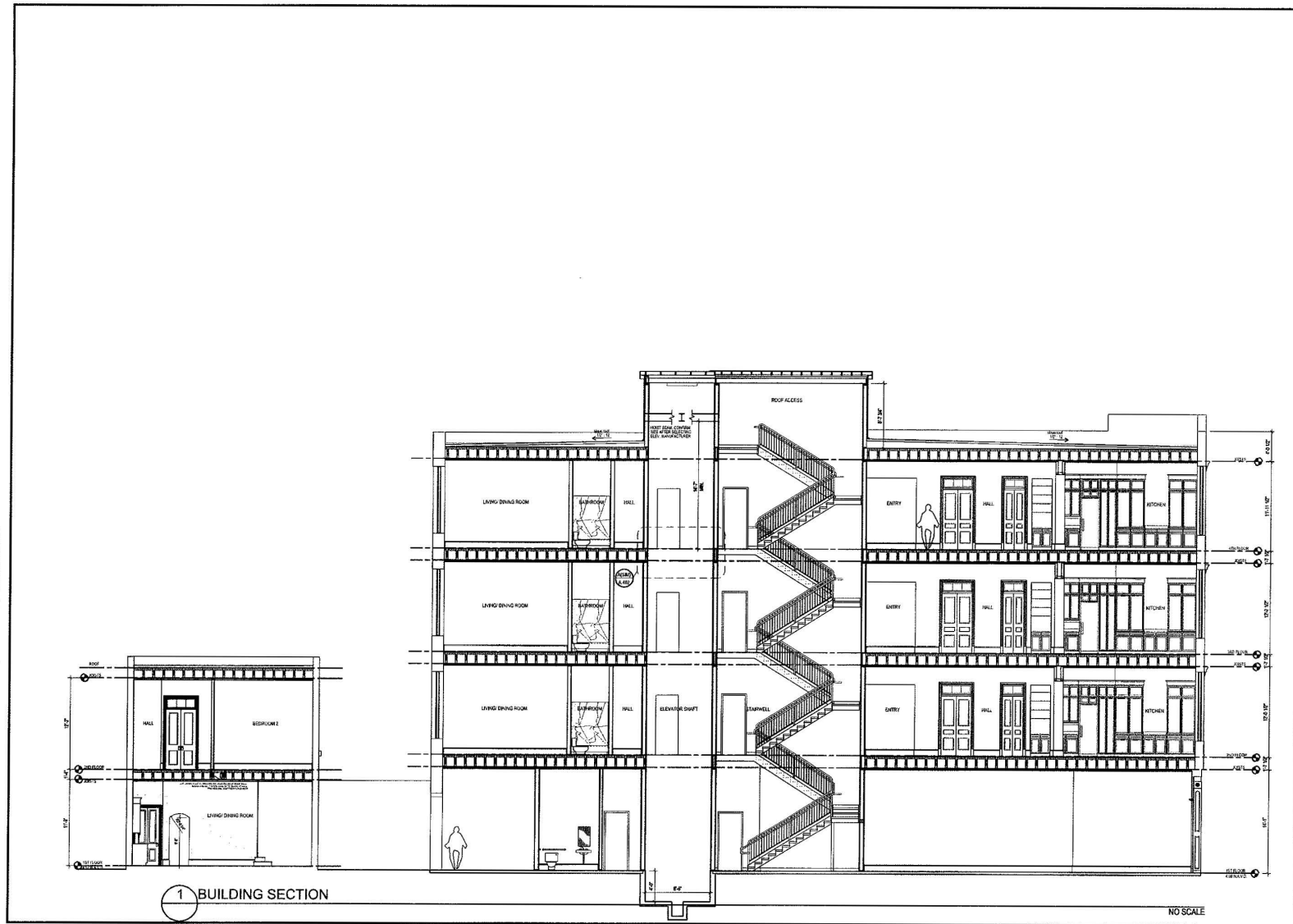
C. SPENCER SMITH, AIA
Architects. A limited liability company
2018 Bienville Street New Orleans, LA 70112
Phone 504.566.0585 • Fax 504.566.0587

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4 STORY COMMERCIAL BUILDING
224 CHARTRES ST.
NEW ORLEANS, LA. 70112
RENOVATIONS FOR 224 CHARTRES LLC.

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224 Chartres Street



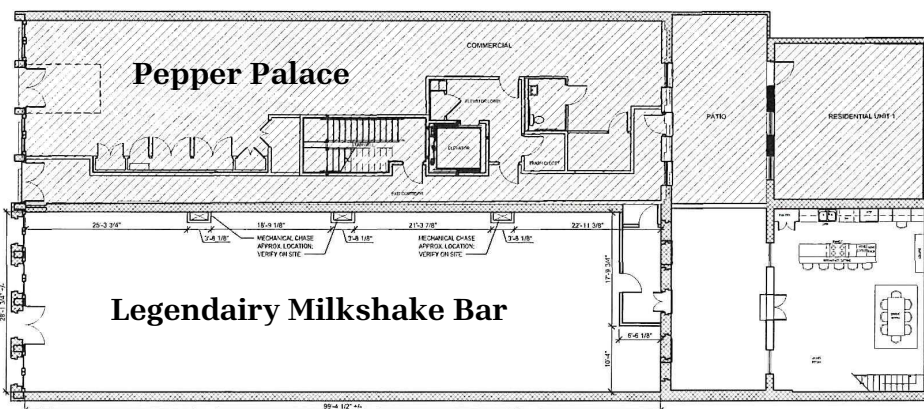
4 STORY COMMERCIAL BUILDING
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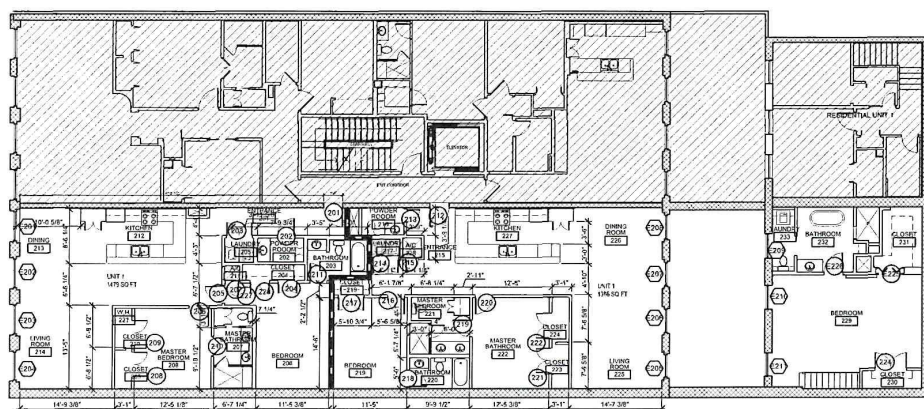
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Architects, A limited liability company
1018 Bienville Street New Orleans, LA 70112
Phone 504.566.0585 o Fax 504.566.0587

FOR SET	11.28.2011
FOR CONTRACT	11.28.2011
FOR CONSTRUCTION	11.28.2011
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REVISION 100	11.28.2011

222 Chartres Street



01 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



02 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



W
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These drawings and specifications have been prepared by me or under my direct personal supervision and to the best of my professional knowledge and belief comply with applicable codes and ordinances.

I hereby certify that I am a duly licensed professional architect in the State of Louisiana.

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John C. Williams Architects LLC

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222 CHARTRES STREET
NEW ORLEANS, LA 70115

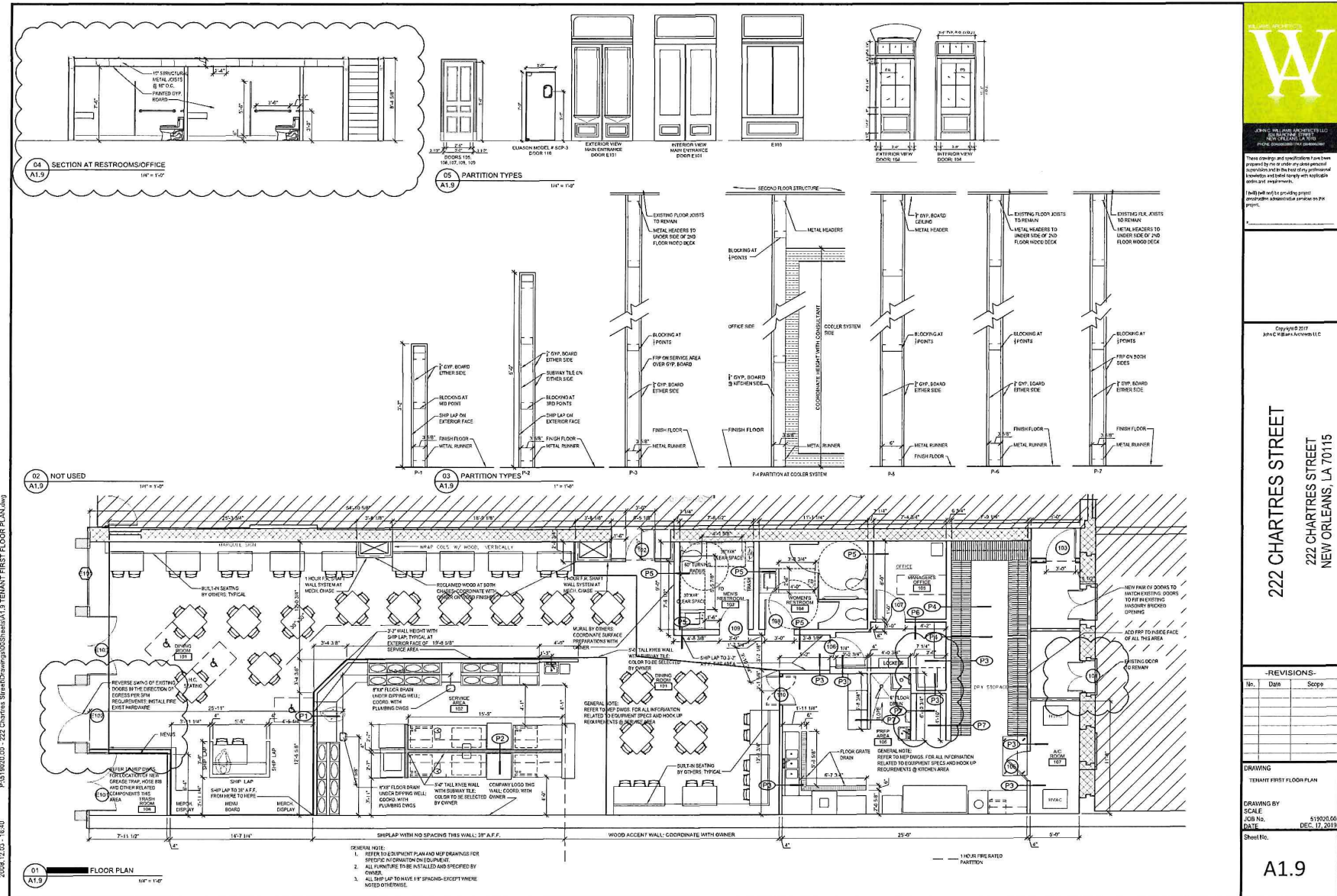
REVISIONS		
No.	Date	Scope

DRAWING
EXISTING FIRST FLOOR
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DATE DEC. 17, 2013
Sheet No.

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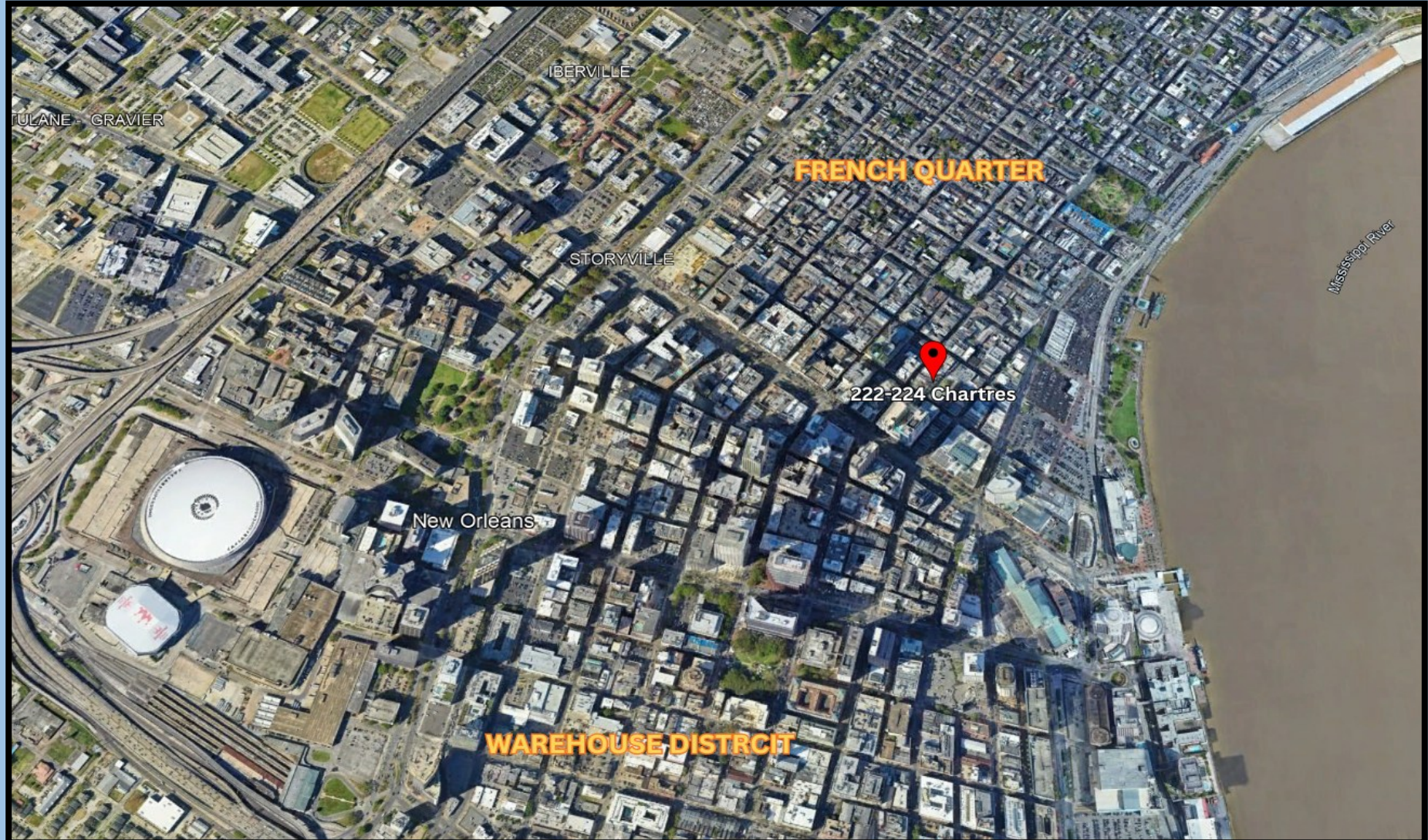
222 Chartres Street - 1st Floor



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222 & 224 Chartres Street

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222 & 224 Chartres Street



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