

TALBOT
REALTY GROUP

1018-1020 Erato Street
New Orleans, LA 70130

AVAILABLE FOR SALE



Lower Garden District Dock-High Warehouse Style Building Situated On A Fenced Lot

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

1018-1020 ERATO STREET

NEW ORLEANS, LA

LOCATION:	1018-1020 Erato Street (Between Constance & Magazine Streets) New Orleans, LA 70130
PRICE:	\$1,100,000
BUILDING SIZE:	4,916 Square Feet
LOT SIZE:	10,418.53 Square Feet
ZONING:	HU-MU, Historic Urban Neighborhood Mixed-Use District Click here for zoning information: Article 12 - Comprehensive Zoning Ordinance - City of New Orleans
UTILITIES:	There is a 600 amp electrical service with 3 electric meters and one mater meter.
DOCK-HIGH DOORS:	Two dock-high loading doors measuring 8' x 8'.
COMMENTS:	This building was formerly the Courtyard Brewery and is presently being used as storage and artist studios. There are 2 bathrooms inside the building and one in the outhouse building. A new TPO roof was installed within the last year. The building is not climate-controlled. Neighboring businesses are French Truck Coffee, Barrel Proof, Merchant House, and St. Pizza.

All showings must be by appointment.

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

ROSS TALBOT

(504) 525-9763

rosstalbot@talbot-realty.com

The information in this brochure 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 advisor, 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.

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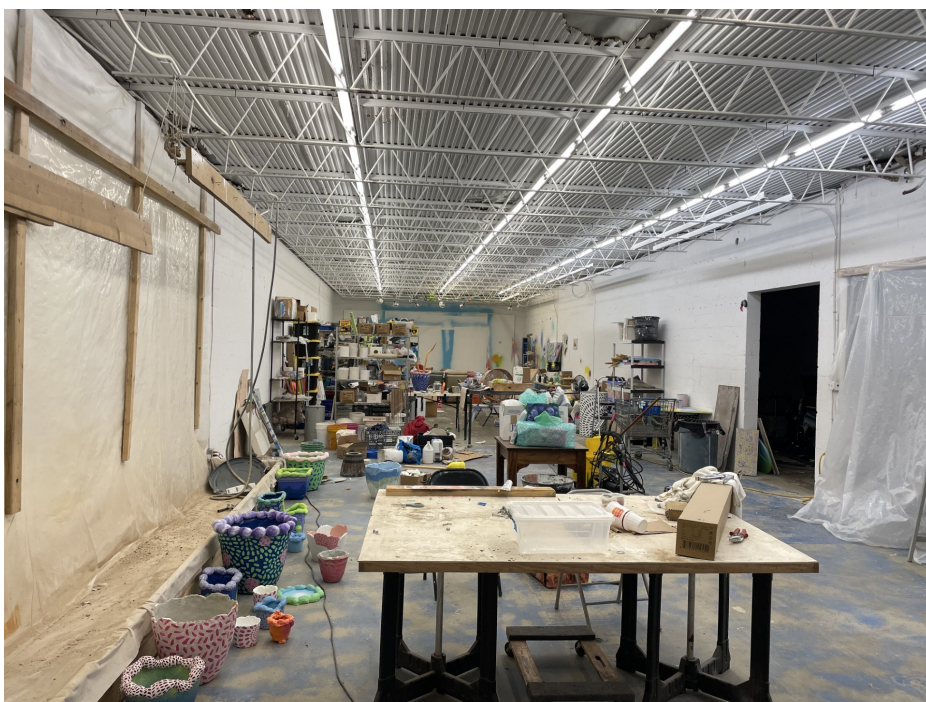
1018-1020 ERATO STREET

NEW ORLEANS, LA

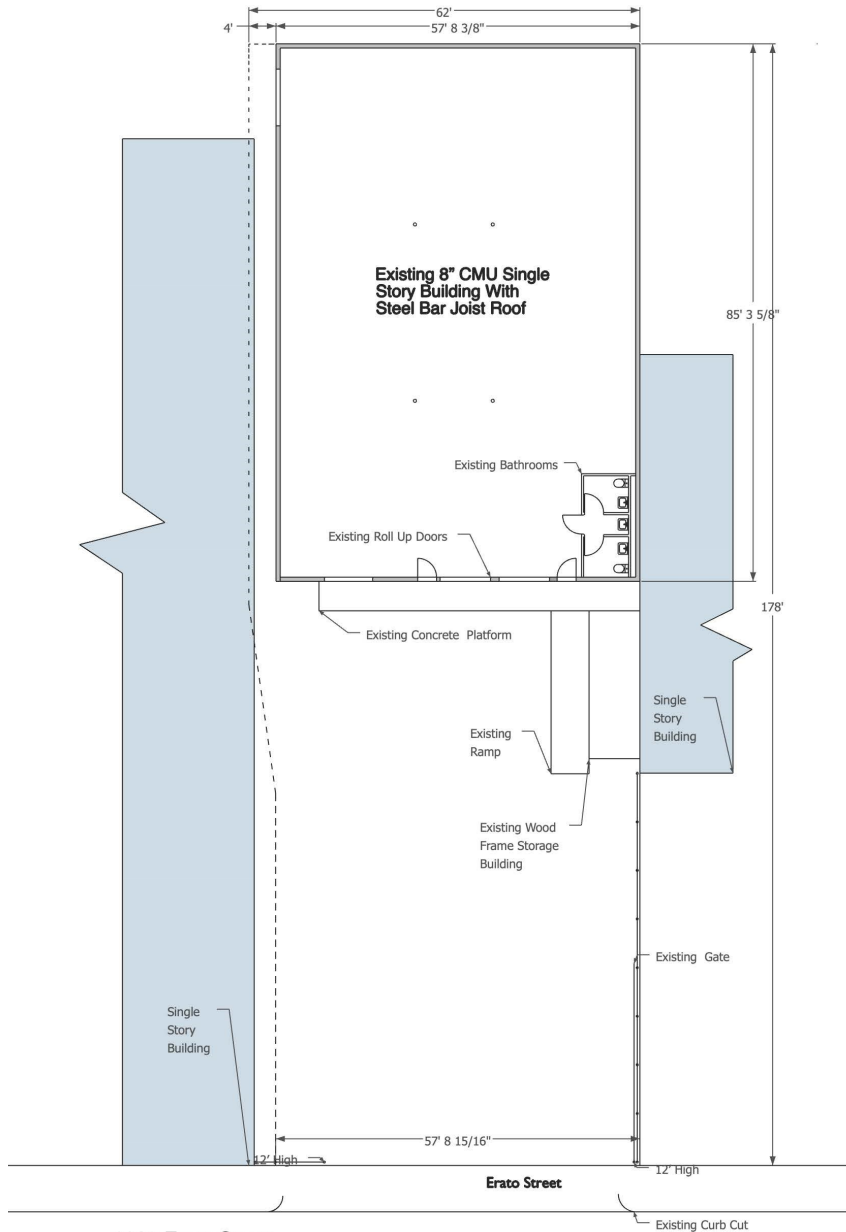


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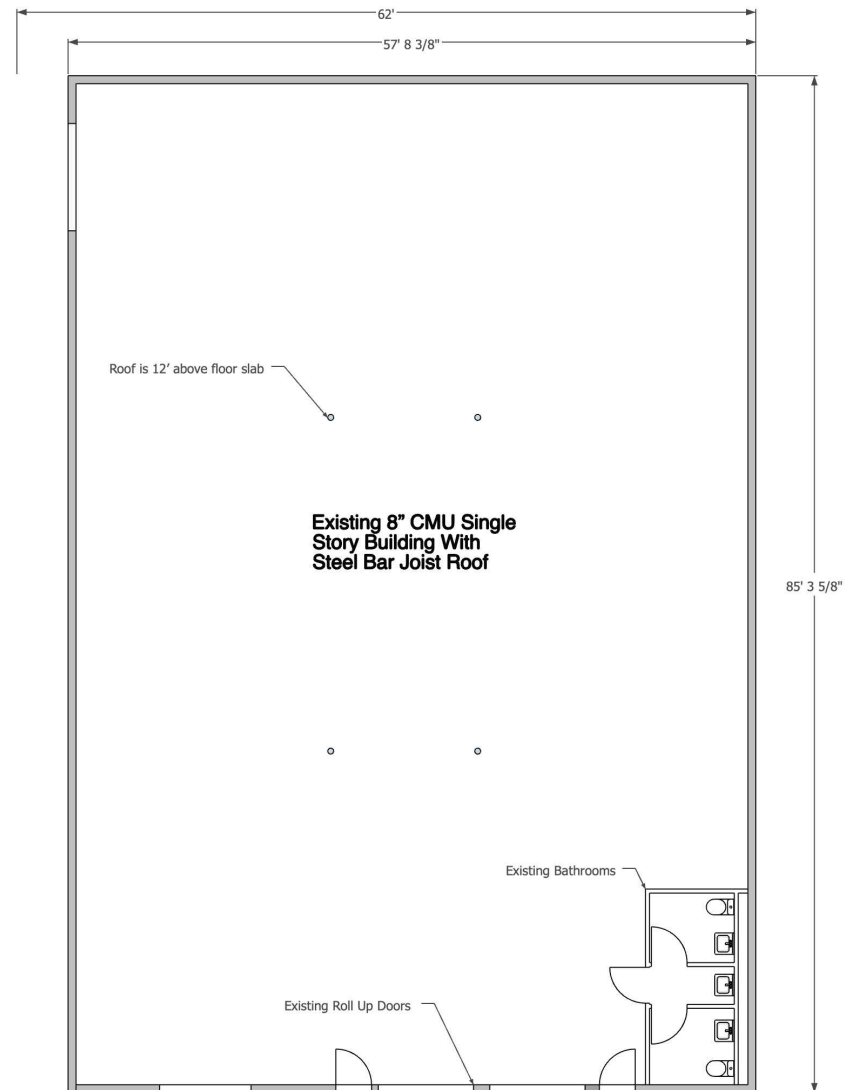


SITE PLAN



1020 Erato Street
New Orleans LA
Site Plan Existing Conditions

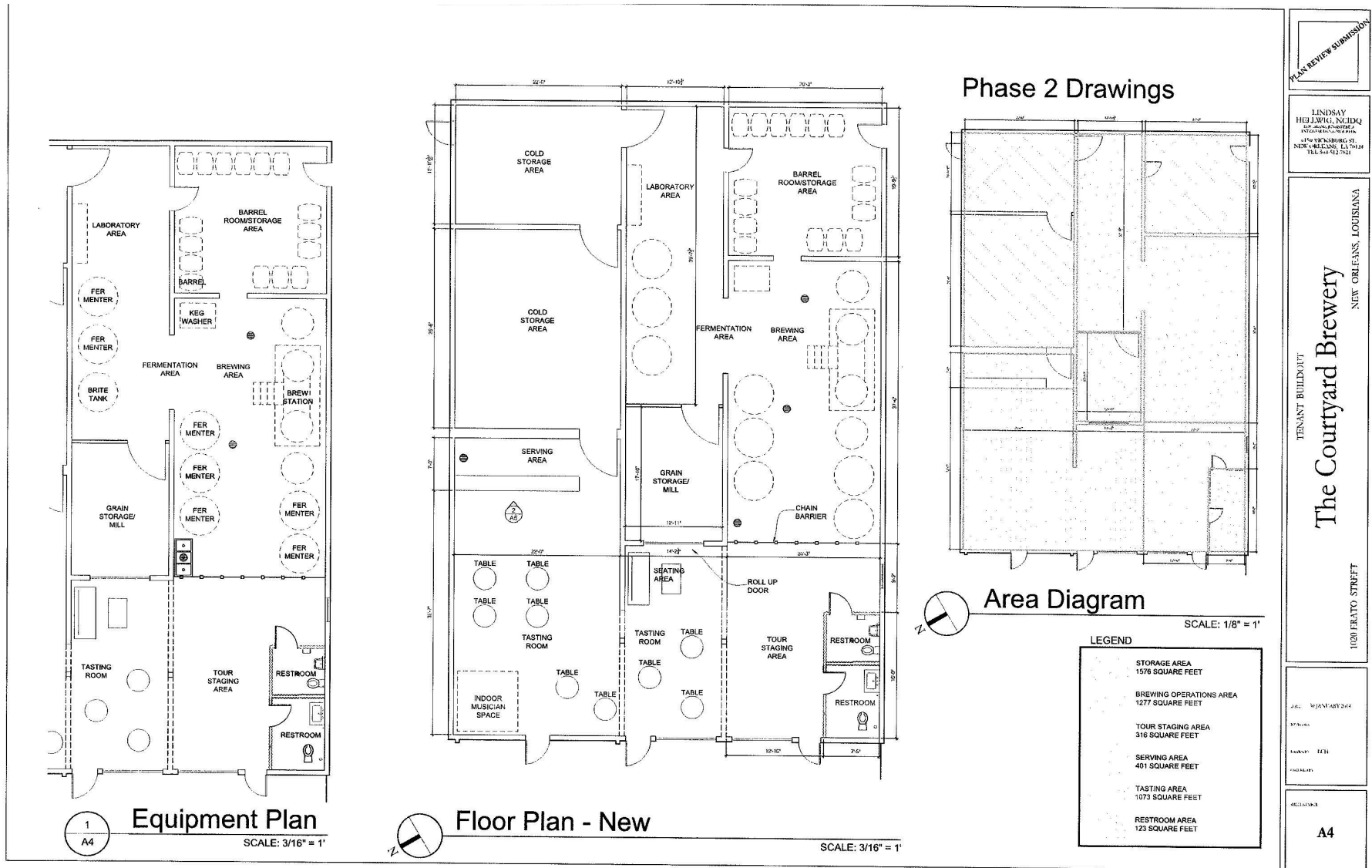
FLOOR PLAN



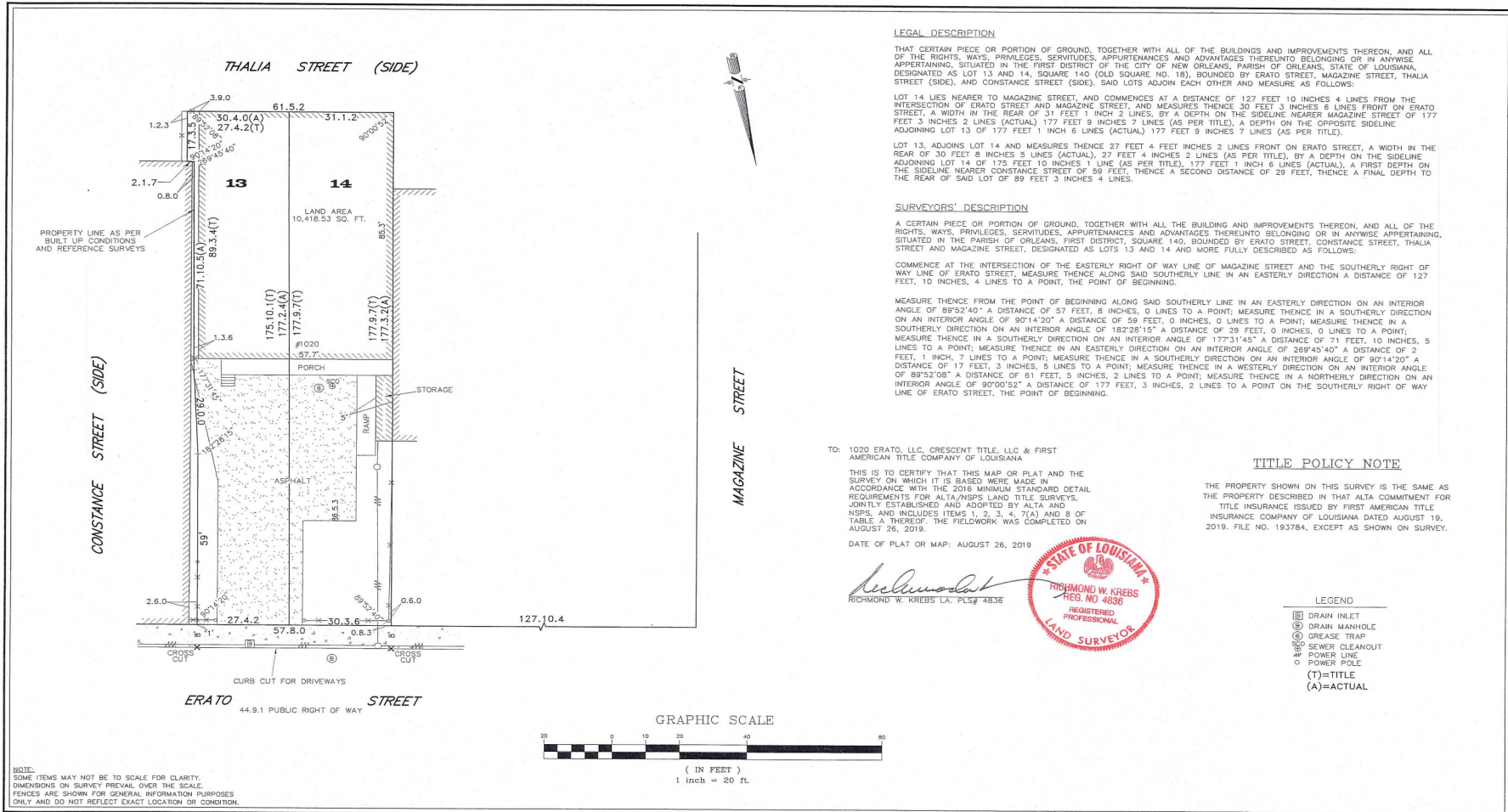
1020 Erato Street
New Orleans LA
Floor Plan

Proposed Work
Raise Roof 8'
Raise 8" Block Walls 8'
Install New 6" Steel Columns

FLOOR PLAN



SURVEY



NOTE:
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.

GENERAL NOTES
THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH BY COMPARING THE DATA FOR THIS SURVEY.
THIS PRINTED SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

REFERENCE NOTES
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF SURVEY BY F.G. STEWART DATED APRIL 12, 1943
REFERENCE PLAN #2: PLAN OF SURVEY BY F.G. STEWART DATED JUNE 8, 1940
REFERENCE PLAN #3: PLAN OF SURVEY BY J.J. KREBS AND SONS DATED APRIL 16, 1964

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY DESCRIBED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:XX, CHAPTER 29 FOR A CLASS "C" (CONCRETE) SURVEY.
MADE AT THE REQUEST OF 1020 ERATO, LLC, CRESCENT TITLE, LLC & FIRST AMERICAN TITLE COMPANY OF LOUISIANA.

BY: *Richmond W. Krebs*
RICHMOND W. KREBS PLS# 4836

ELEVATION NOTES
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 9/30/16, FLOOD ZONE: X
BASE FLOOD ELEVATION N/A COMMUNITY PANEL N: 262929 2229 F



R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

ALTA/NSPS LAND TITLE SURVEY OF LOTS 13 AND 14 SQUARE 140 FIRST DISTRICT ORLEANS PARISH, LA

DATE: AUGUST 26, 2019
SCALE: 1" = 20'
JOB #: 191842

DRAWN BY: NDK
CHECKED BY: RWK

