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COMMERCIAL REAL ESTATE

+ 504.301.1002





## BYWATER VACANT LAND FOR SALE

830 Piety Street, New Orleans, LA 70117



## BYWATER VACANT LAND

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### DESCRIPTION

Located just off the corner of Burgundy and Piety Streets, 830 Piety Street offers over 6,300 SF of vacant land in the heart of the Bywater. The property is improved as a paved lot, previously used for parking and storage. The lot includes 54' of frontage on Piety Street and is 118' deep. Ownership may be willing to lease back or re-subdivide and sell additional land at the adjacent property. The property has a max building height of 40' and a max improvement size of 8,920 SF.

The property has a utility servitude and a servitude of passage along the back and a slight overhang where the neighboring property's AC condensers sit.

The property is in close proximity to a number of restaurants and destination retailers, including Markey Bar, Country Club, Pizza D, Euclid, Crescent Park, Two Girls One Shuck, Bratz Y'all, Elizabeth's, Petite Clouet Cafe, Satsuma, Frady's, Bywater Bakery, Bywater American Bistro, Nagomi, Bud Rips, Capulet, and Bywater Brewpub,

**LAND SIZE:** ~6,372 sf

**ZONING:** HMC-1

**PRICE:** \$429,000

**PROPERTY TYPE:** Vacant Land

### DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	13,818	64,993	182,317
AVERAGE HH INCOME	\$67,774	\$56,876	\$61,564



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## POINTS OF INTEREST MAP



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rice mill lofts

Bywater  
American  
Bistro

CAPULET

MARKEY'S BAR  
Old Ninth Ward Tradition

Alma  
A MODERN HONDURAN EATERY



FRADY'S  
ONE  
STOP  
FOOD STORE



DAUPHINE STREET

PIETY STREET

BURGUNDY STREET

LOUISA STREET

## AERIAL VIEW



2524 Dauphine Street, New Orleans, LA 70117





Piety Street

Burgundy Street

54'

118'

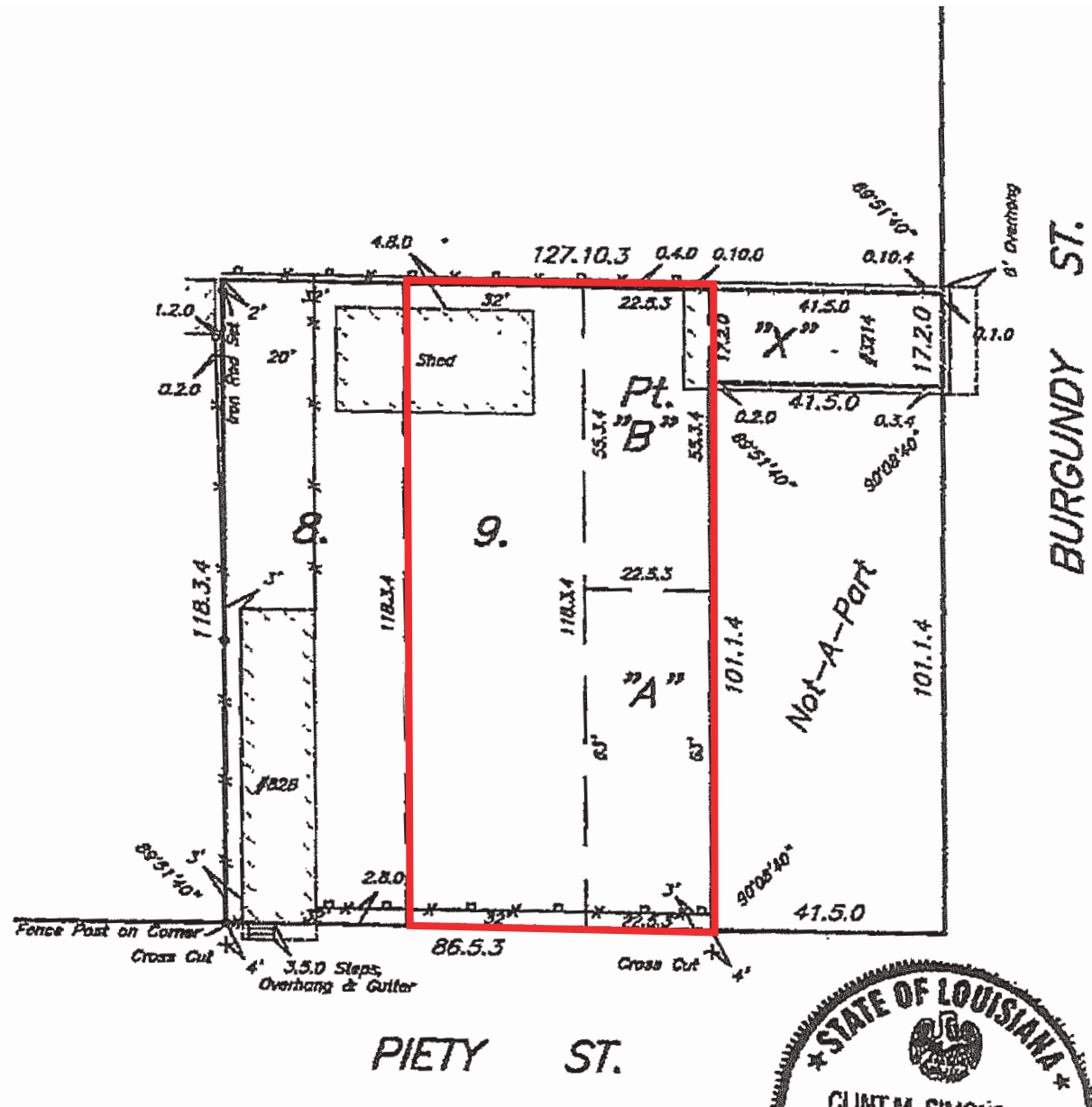
## AERIAL VIEW

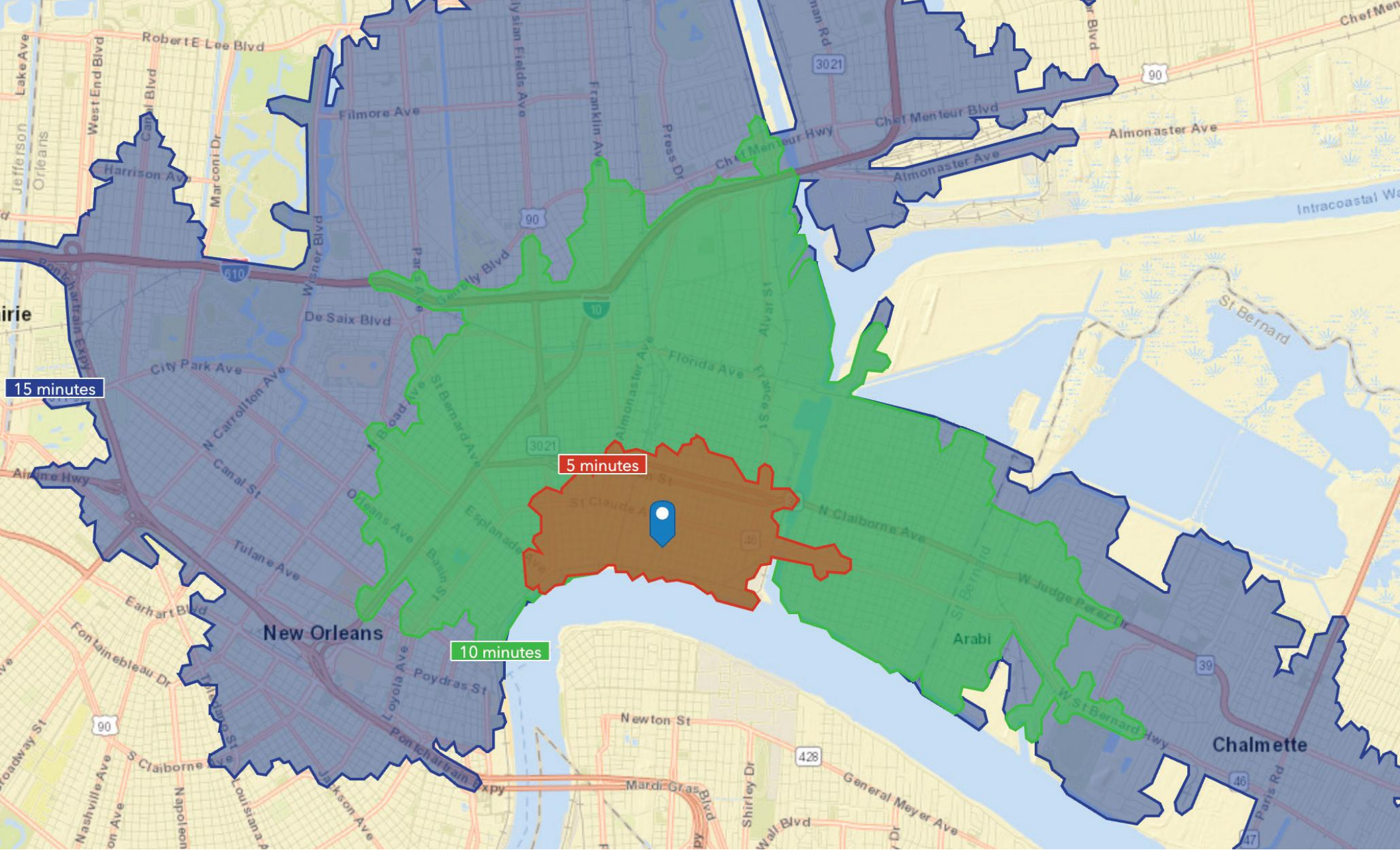


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DAUPHINE ST. SIDE





## DRIVE TIME MAP



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For more information, please contact the Owner's exclusive representative:

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