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COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE

Falstaff
Apartments

Tulane Ave

Gravier Street

S. Dorgenois Street

Perdido Street

S. Rocheblave Street

MID-CITY WAREHOUSE/VACANT LAND

2527 Perdido Street, et al, New Orleans, LA 70119



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DESCRIPTION

Spanning over 65,000 SF of land, 2527 Perdido Street offers a large-scale redevelopment available for sale. The offering includes nearly 15,000 SF of warehouse space, formerly used for food manufacturing and distribution, along with ample off-street parking and excess land. The property is zoned MU-2 allowing for a multitude of uses including apartments, warehousing, distribution, short-term rentals, hotel, and many others. Ideally positioned and centrally located within the New Orleans MSA, the site is primed for affordable housing or another redevelopment.

The site is in close proximity to a number of new developments including the Falstaff Apartments, The Marquis Apartments, CubeSmart Self Storage, and the revitalization of Tulane Ave.

BLDG SIZE: 13,250 sf

SALE PRICE: \$2,100,000

LAND SIZE: 65,787 sf

ZONING: MU-2

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	6,384	33,245	186,518
AVERAGE HH INCOME	\$47,428	\$64,490	\$93,007

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Perdido Street

S. Rocheblave Street

S. Dorgenois Street

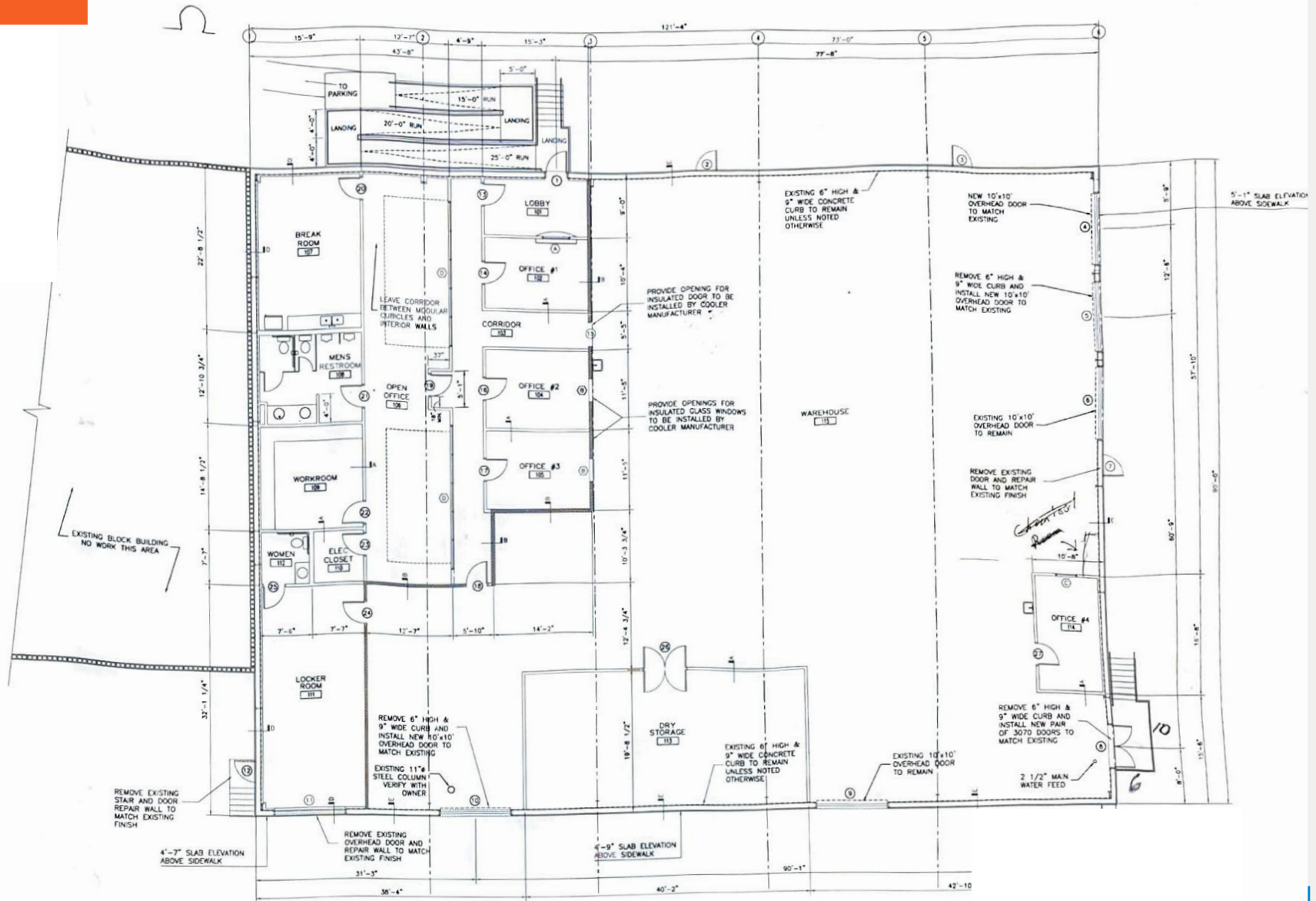
Falstaff
Apartments

Gravier Street

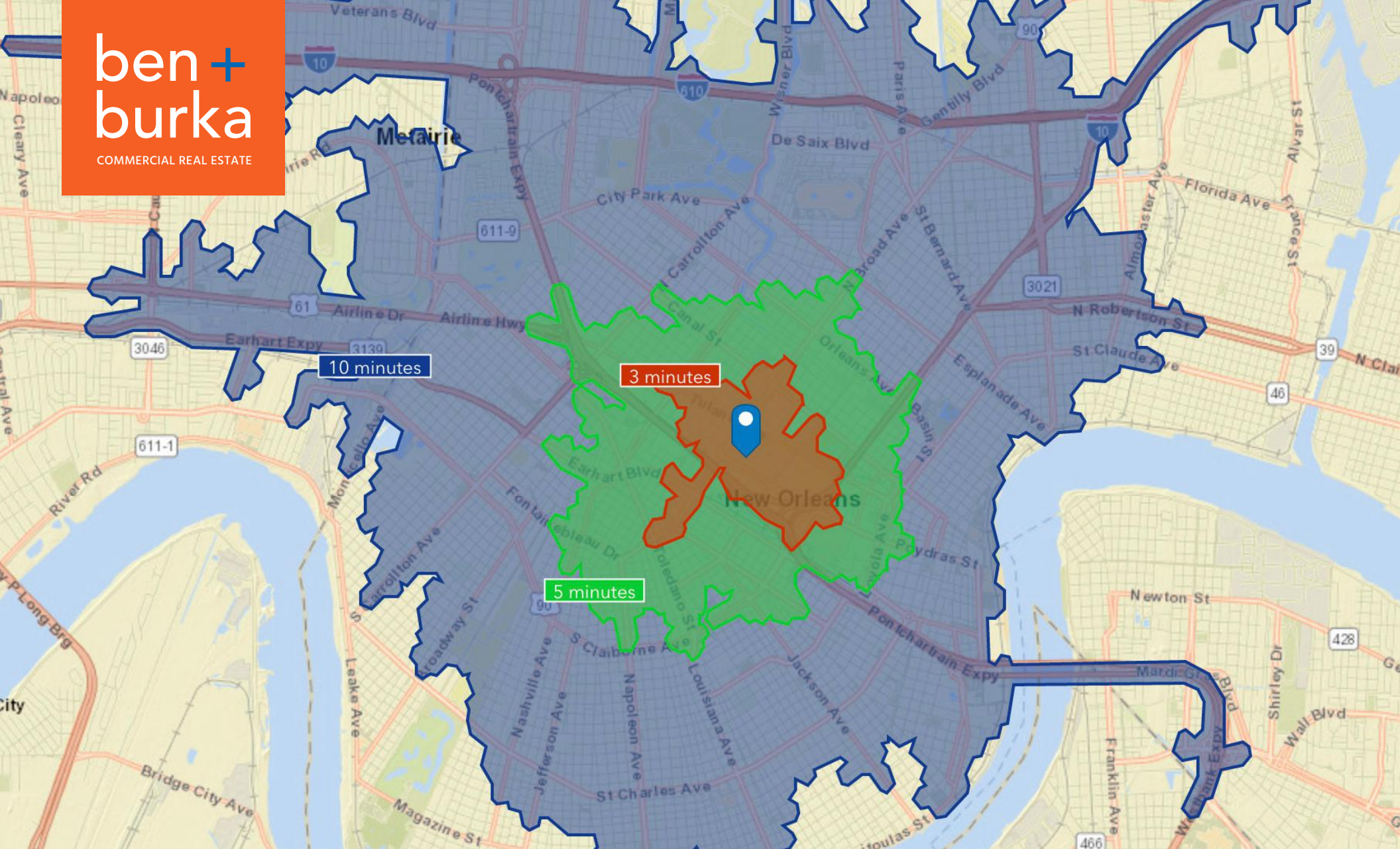
AERIAL VIEW

📍 2527 Perdido Street, et al, New Orleans, LA 70119





WAREHOUSE FLOOR PLAN



DRIVE TIME MAP

📍 2527 Perdido Street, et al, New Orleans, LA 70119

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

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