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COMMERCIAL REAL ESTATE

+ 504.301.1002



**Falstaff
Apartments**

Tulane Ave

Gravier Street

S. Rocheblave Street

S. Dorgenois Street

Perdido Street

MID-CITY WAREHOUSE/VACANT LAND

2543 Perdido Street, et al, New Orleans, LA 70119



MID-CITY WAREHOUSE/LAND

2543 Perdido Street, et al, New Orleans, LA 70119

DESCRIPTION

Spanning 65,000 SF, 2543 Perdido Street offers a prime redevelopment or warehouse site for sale. The property includes ±11,000 SF of dock-high warehouse space with three truck wells, ±1,750 SF of ground-level warehouse space, ample off-street parking, a lay-down yard, and excess land. Previously used for food production, the warehouse features large cooler spaces and open storage areas. Zoned MU-2, it allows for diverse uses, including apartments, warehousing, distribution, and hotels.

Centrally located within the New Orleans MSA, the site is ideal for redevelopment, with nearby projects like the Falstaff and Marquis Apartments, CubeSmart Self Storage, and the Tulane Ave. revitalization.

Ownership will sell the lots individually or as a full package:

ADDRESS	BUILDING SF	LAND SIZE	PRICE
2543 PERDIDO ST	±12,750 SF	±43,957 SF	\$1,600,000
620 S. DORGENOIS ST	0 SF	±10,260 SF	\$355,000
2532 GRAVIER ST	0 SF	±3,840 SF	\$115,000
2536 GRAVIER ST	0 SF	±3,840 SF	\$115,000
2544 GRAVIER ST	0 SF	±3,890 SF	\$115,000
TOTAL	±12,750 SF	±65,427 SF	\$2,300,000

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	6,384	33,245	186,518
AVERAGE HH INCOME	\$47,428	\$64,490	\$93,007





Perdido Street

S. Rocheblave Street

S. Dorgenois Street

Gravier Street

2543 Perdido

620 S. Dorgenois

2532 Gravier

2536 Gravier

2544 Gravier

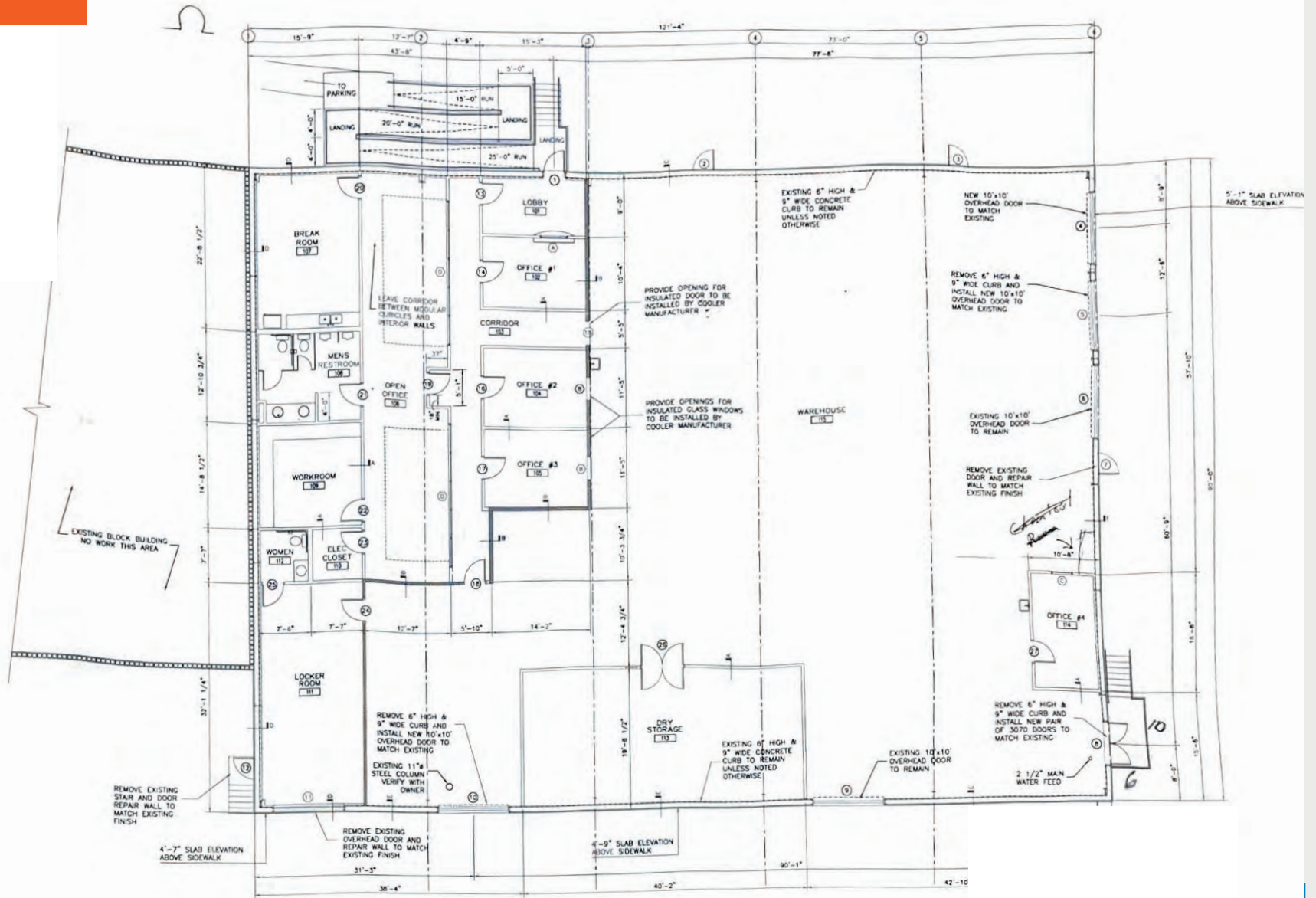
Falstaff
Apartments

AERIAL VIEW

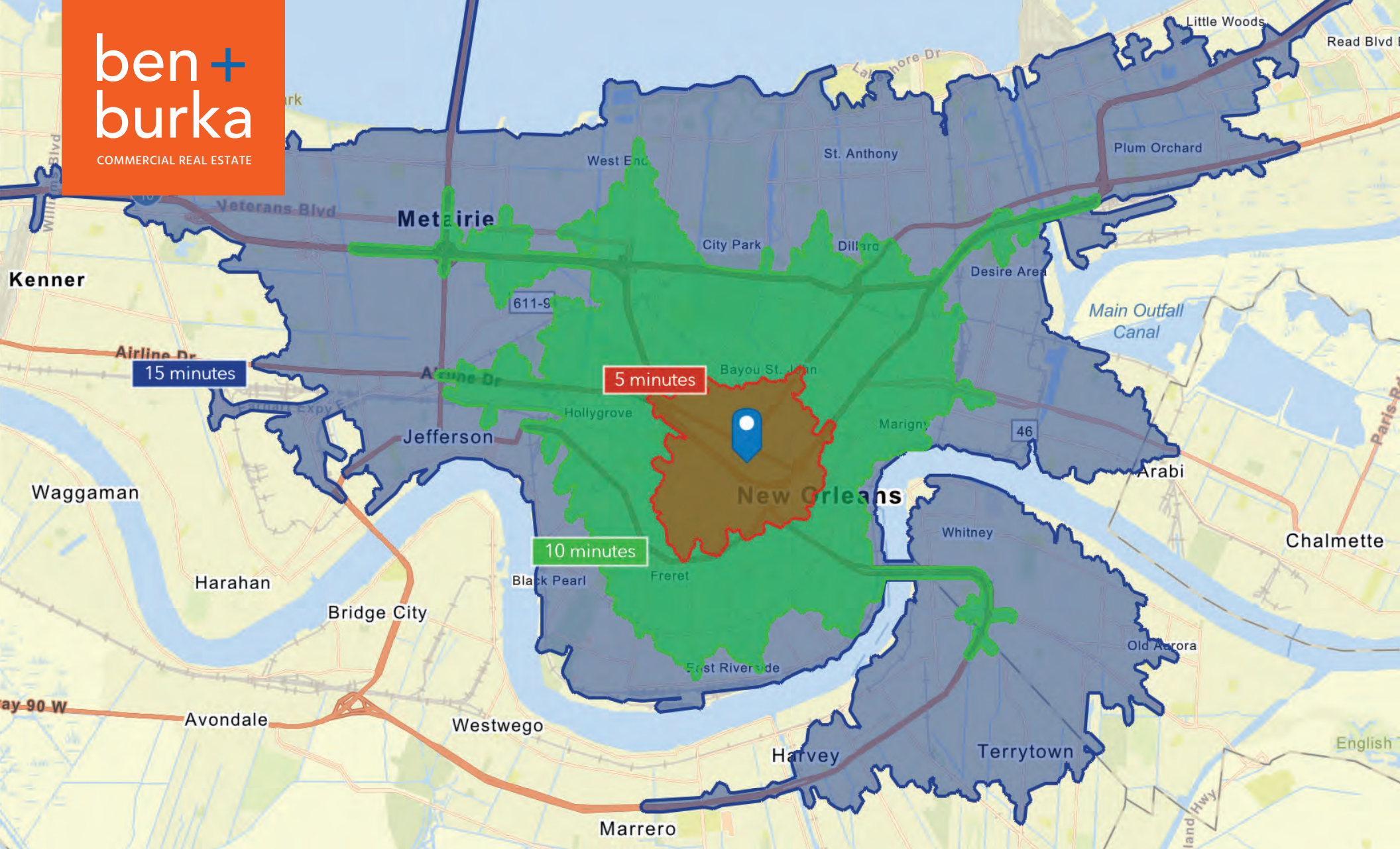
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APPROXIMATE WAREHOUSE FLOOR PLAN



DRIVE TIME MAP

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

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COMMERCIAL REAL ESTATE

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