



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

**Falstaff
Apartments**

Tulane Ave

Gravier Street

S. Dorgenois Street

Perdido Street

S. Rocheblave 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 over 65,000 SF of land, 2543 Perdido Street, et al, offers a large-scale redevelopment or warehouse site available for sale. The offering includes $\pm 11,500$ SF of dock-high warehouse space with three truck wells, $\pm 1,750$ SF of ground level warehouse space, along with ample off-street parking, laydown yard, and excess land. The property is zoned MU-2 allowing for a multitude of uses including apartments, warehousing, distribution, 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.

Ownership will sell the lots individually or the full package:

ADDRESS	BUILDING SF	LAND SIZE	PRICE
2543 PERDIDO ST	$\pm 13,250$ SF	$\pm 43,957$ SF	\$1,100,000
620 S. DORGENOIS ST	0 SF	$\pm 10,260$ SF	\$185,000
2532 GRAVIER ST	0 SF	$\pm 3,840$ SF	\$65,000
2536 GRAVIER ST	0 SF	$\pm 3,840$ SF	\$65,000
2544 GRAVIER ST	0 SF	$\pm 3,890$ SF	\$65,000
TOTAL	13,250 SF	$\pm 65,427$ SF	\$1,480,000

DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
POPULATION	6,325	27,303	165,346
AVERAGE HH INCOME	\$63,700	79,020	\$108,936





AERIAL VIEW

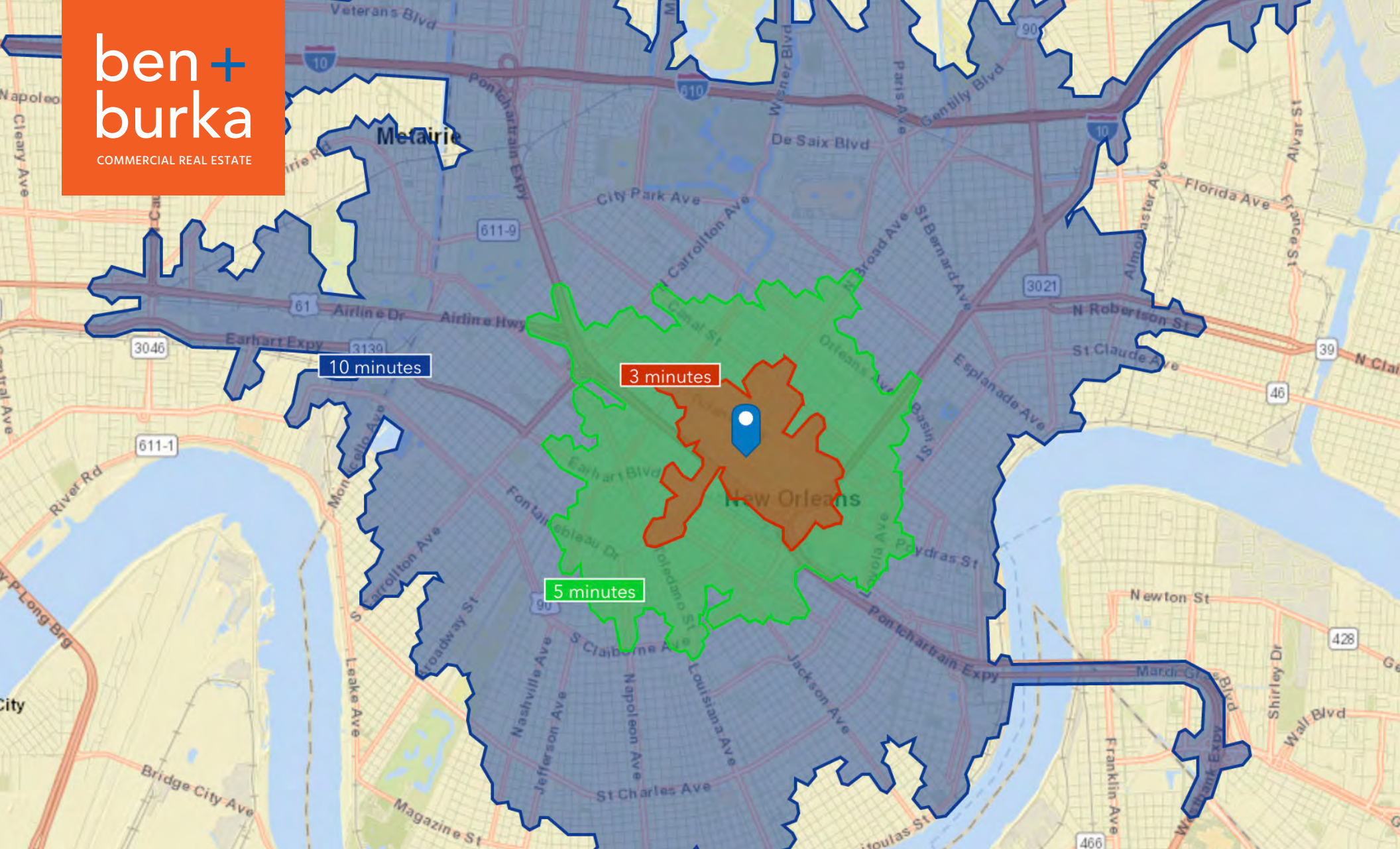
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DRIVE TIME MAP



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

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

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