

FOR SALE

CBD land



PROPERTY LOCATION:

411 Natchez Street, New Orleans, Louisiana
(corner of Tchoupitoulas & Natchez Street)
Square 131, Lot A



One (1) block to Windsor Court Hotel, W Hotel, Mother's Restaurant and Harrah's Casino.

Bounding streets are Natchez, Tchoupitoulas, Gravier and Magazine Streets.

PROPERTY DESCRIPTION:

A single lot located in Square 131 of the First Municipal District that contains approximately 3,000 SF. Frontage on Tchoupitoulas Street is 25.5', perpendicular sides are 110' (Natchez Street side), 108' (Gravier Street); 30.4' in rear (Magazine Street).

ZONING:

CBD-7. Many uses are available under this zoning overlay including residential condominiums, apartments, professional offices, restaurants, and retail shops.

Maximum height of a building more than 30' from the street line is 125'; maximum height within 30' of the street line is 50'.

GO ZONE LEGISLATION:

Improvement costs are eligible for bonus depreciation with 50% of construction costs being able to be expensed in Year 1. Property must be placed in service on or before December 31, 2010.

MARKETING PRICE: \$950,000 all cash at the closing of the Act of Sale.



CORPORATE REALTY

FOR FURTHER INFORMATION:

Michael J. Siegel, SIOR
Hayden Wren, CCIM, SIOR

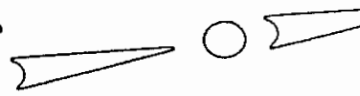
504-581-5005

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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.

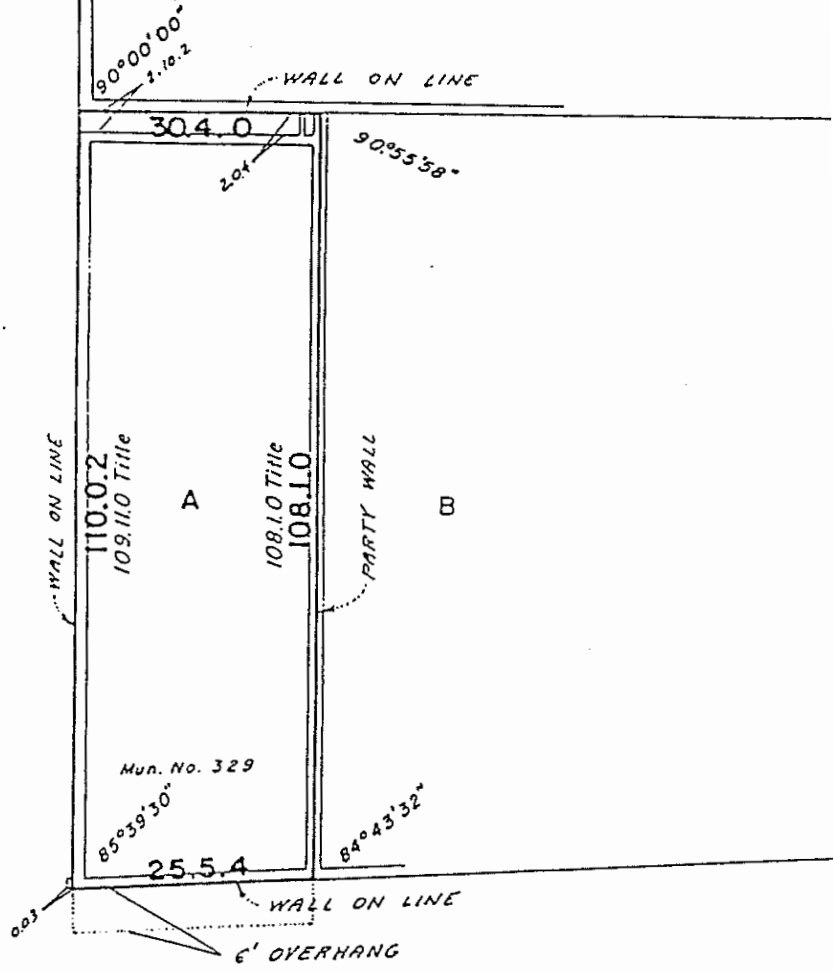
SQ. NO. 131 FIRST DISTRICT



MAGAZINE STREET SII

STREET

NATCHEZ



TCHOUPITOULAS STREET

CERTIFIED CORRECT TO AMERICAN BANK

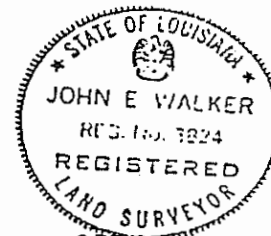
Survey for ekistics, Inc.

New Orleans, March 9, 1993

Certified correct,

John E. Walker
Civil Engineer

SCALE: 1" = 20'



OFFICE OF
JOHN E. WALKER INC