

FOR SALE OR LEASE 912 NAPOLEON AVENUE

**WHERE:**

- 912 Napoleon Avenue
New Orleans, Louisiana
- Visible from the intersection of Napoleon Avenue and Magazine Street
- Property fronts beautiful green space (Laurence Square)
- Property runs all the way through to Jena Street

WHAT:

The former St. Stephen's Nurses' residence that contains approximately 11,000 +/- square feet of living area on three (3) floors. The first and second floors each have approximately 4,650 SF of living area. The third floor is approximately 1,500 SF of partially renovated living area. Age of the improvements is ninety five (95) +/- years.

LAND SIZE:

11,250 SF (75' x 150')

PROPERTY ZONING:

RD-2

MARKETING PRICE:

Sale = \$790,000 all cash at closing
Lease = \$50,000 per year net

**FOR FURTHER INFORMATION CONTACT:**

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