

FOR SALE

ANNUNCIATION STREET RENOVATION OPPORTUNITY

1216 ANNUNCIATION STREET

PRICE: \$140,000

BUILDING SIZE: 3,026 SQUARE FEET

LOT SIZE: 35'33"/32'6" X 123'8"/136'10"
4,233 SQUARE FEET

ZONING: B-1A, NEIGHBORHOOD BUSINESS DISTRICT

COMMENTS: THIS PROPERTY IS A 2-STORY TOWNHOUSE WITH A 2-STORY SLAVE QUARTER. THIS BUILDING IS RIGHT OFF OF THE TCHOUPITOULAS EXIT OF THE CRESCENT CITY CONNECTION AND ACROSS THE STREET FROM THE RESTAURANT ELEVEN 79. THE PROPERTY IS SUITABLE FOR OFFICE AND/OR RESIDENTIAL USE.



FOR MORE INFORMATION, CONTACT:
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.
JANUARY 2009