

FOR SALE



RIVERFRONT WAREHOUSE RESIDENCE/ OFFICE

3157 TCHOUPITOULAS STREET

\$695,000

A FORTRESS OF A RIVER FRONT WAREHOUSE WITH HUGE LOFT RESIDENCE/ OFFICE ON 2ND FLOOR. FULLY RENOVATED IN 1995. NEW ROOF - 2007. WOOD FLOORS THROUGHOUT. WOOD BEAMS. 1ST FLOOR HAS PARTIAL AIR CONDITIONED OFFICE SPACE WITH A PHOTOGRAPHY DARK ROOM AND HALF BATH. LARGE OPEN WAREHOUSE SPACE WITH TWO ROLL-UP DOORS, BRICK COURTYARD WITH INGROUND POOL AND WALLED GARDEN.

- ◆ 4 BEDROOMS. 1.5 BATHS
- ◆ 3,926 SF LIVING AREA/ 8,068 SF TOTAL AREA
- ◆ LOT SIZE: 70 X 88/ 92
- ◆ GARAGE PARKING FOR 3+ CARS
- ◆ COMMERCIAL OR RESIDENTIAL USE
- ◆ ZONED LIGHT INDUSTRIAL



CONTACT
SHAUN TALBOT
CELL 504-975-9763
OFFICE 504-525-9763
SKTALBOT@TALBOT-REALTY.COM



ML# 793891 OR # 793883