

# 2123 Tchoupitoulas St

## 2123 Tchoupitoulas St, New Orleans, LA 70130

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PROPERTY CO

Listing ID: 30796543  
Status: Active  
Property Type: Industrial For Sale  
Industrial Type: Flex Space, Free-Standing  
Size: 26,712 SF  
Sale Price: \$3,027,360  
Unit Price: \$113.33 PSF  
Sale Terms: Cash to Seller  
Loading: 4 Doors  
Ceiling: 28 ft.



### Overview/Comments

#### Property Highlights

Sale Price: \$3,027,360

Building Size: 26,712 sf

Lot Size: 32,640 sf

Zoning: HU-MU (Property currently holds legal non-conforming use as a warehouse)

\*2123 Tchoupitoulas St is also for lease. LACDB listing #30796540. Contact agent for more details.

#### PROPERTY DESCRIPTION

Rare opportunity to own a recently renovated, LGD warehouse with excellent visibility on Tchoupitoulas St and close proximity to Downtown. The 26,712 sf space consists of two connected buildings, each with clear span between their eaves. The property has 15' eave height and 28' ridge height and includes 4 dock height doors (1 internal), bathroom, parking and a new roof coating with a 10 year warranty installed April 2019. Possible uses include warehouse, brewery, artisan manufacturing, social club, recording studio and more. Favorable owner-occupied financing may be available. Contact agent for more details.

While a great investment property in its current form, 2123 Tchoupitoulas St is also in a prime location for future redevelopment. The neighboring properties, 460 Josephine and 2120 Rousseau St were recently approved for 21,000 sf pickle ball facility with restaurant, bar, and live music venue. Additionally, 440 Josephine St continues to operate as an office and storage facility for the hospitality powerhouse, Sonder, who recently went public with a \$1.9 billion valuation (as of October 2021).

#### LOCATION DESCRIPTION

Excellent visibility along Tchoupitoulas corridor with direct access to I-10, Crescent City Connection and the Port of New Orleans. Close proximity to Mardi Gras World, The River District (future development) and the Convention Center. 2123 Tchoupitoulas St is quick drive to the Central Business District, Uptown and French Quarter and is walking distance to numerous breweries, restaurants, and shops.

#### More Information Online

<https://www.lacdb.com//listing/30796543>

#### QR Code

Scan this image with your mobile device:



## General Information

Tax ID/APN:	41141239	Building Name:	2123 Tchoupitoulas St
Industrial Type:	Flex Space, Free-Standing, Light Industrial, Warehouse/Distribution	Gross Building Area:	26,712 SF
Zoning:	HU-MU	Building/Unit Size (RSF):	26,712 SF
Property Use Type:	Net Leased Investment (NNN), Investment, Vacant/Owner-User	Land Area:	32,640 SF
		Sale Terms:	Cash to Seller

## Building Related

Property Condition:	Good	Loading Doors:	4
Parking Type:	Surface	Passenger Elevators:	0
Ceiling Height:	28	Freight Elevators:	0
Eave Height:	15		

## Location

Address:	2123 Tchoupitoulas St, New Orleans, LA 70130	MSA:	New Orleans-Metairie
County:	Orleans	Submarket:	Uptown-Garden District



## Property Images



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303\_1600x1067\_mls\_1600x1067





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## Property Contacts



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