2123 Tchoupitoulas St

2123 Tchoupitoulas St, New Orleans, LA 70130

FELICI+Y



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: $\operatorname{HU-MU}$ (Property currently holds legal non-conforming use as a

warehouse)

 $\hbox{*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, Gross Building Area: 26,712 SF

Warehouse/Distribution

Zoning: HU-MU

Property Use Type: Net Leased Investment (NNN), Investment, Sale Terms:

Vacant/Owner-User

Building/Unit Size (RSF): 26,712 SF Land Area: 32,640 SF Sale Terms: Cash to Seller

Building Related

Property Condition:GoodLoading Doors:4Parking Type:SurfacePassenger Elevators:0Ceiling Height:28Freight Elevators:0Eave Height:15

Location

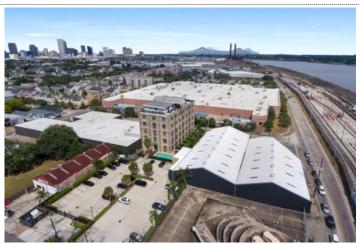
Address: 2123 Tchoupitoulas St, New Orleans, LA 70130 MSA: New Orleans-Metairie
County: Orleans Submarket: Uptown-Garden District



Property Images







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