

4240 Canal Street

New Orleans, LA

TALBOT
REALTY GROUP

AVAILABLE FOR SALE



Canal Street Office Building

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130

(504) 525-9763

WWW.TALBOT-REALTY.COM

LOCATION:	4240 Canal Street New Orleans, LA 70119 (corner of S. Hennessey Street)
PRICE:	\$1,140,000
BUILDING SIZE:	5,000 square feet
LOT SIZE:	3,456 square feet (32' x 108')
ZONING:	HU-MU, Historic Urban Neighborhood Mixed-Use District
PARKING:	There is one off-street parking space.
COMMENTS:	This two-story office building can be fully occupied or occupied by floor as each floor has separate access and separate electrical meters. There is an ADA ramp in the rear of the building, new HVAC units, and a new roof.

All showings are by appointment only.

The information in this brochure 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.

FOR MORE INFORMATION CONTACT:

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FIRST FLOOR



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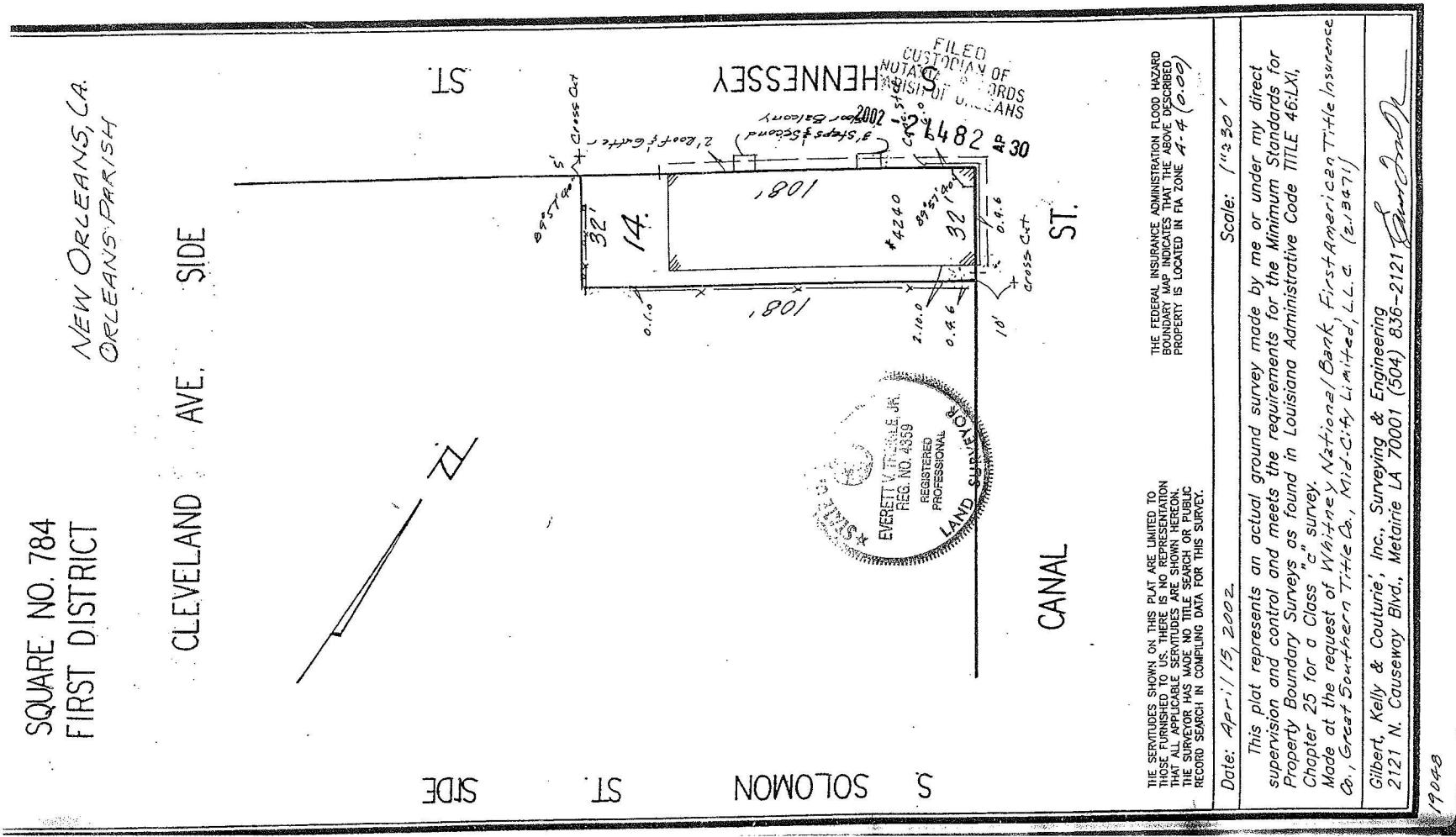
SECOND FLOOR



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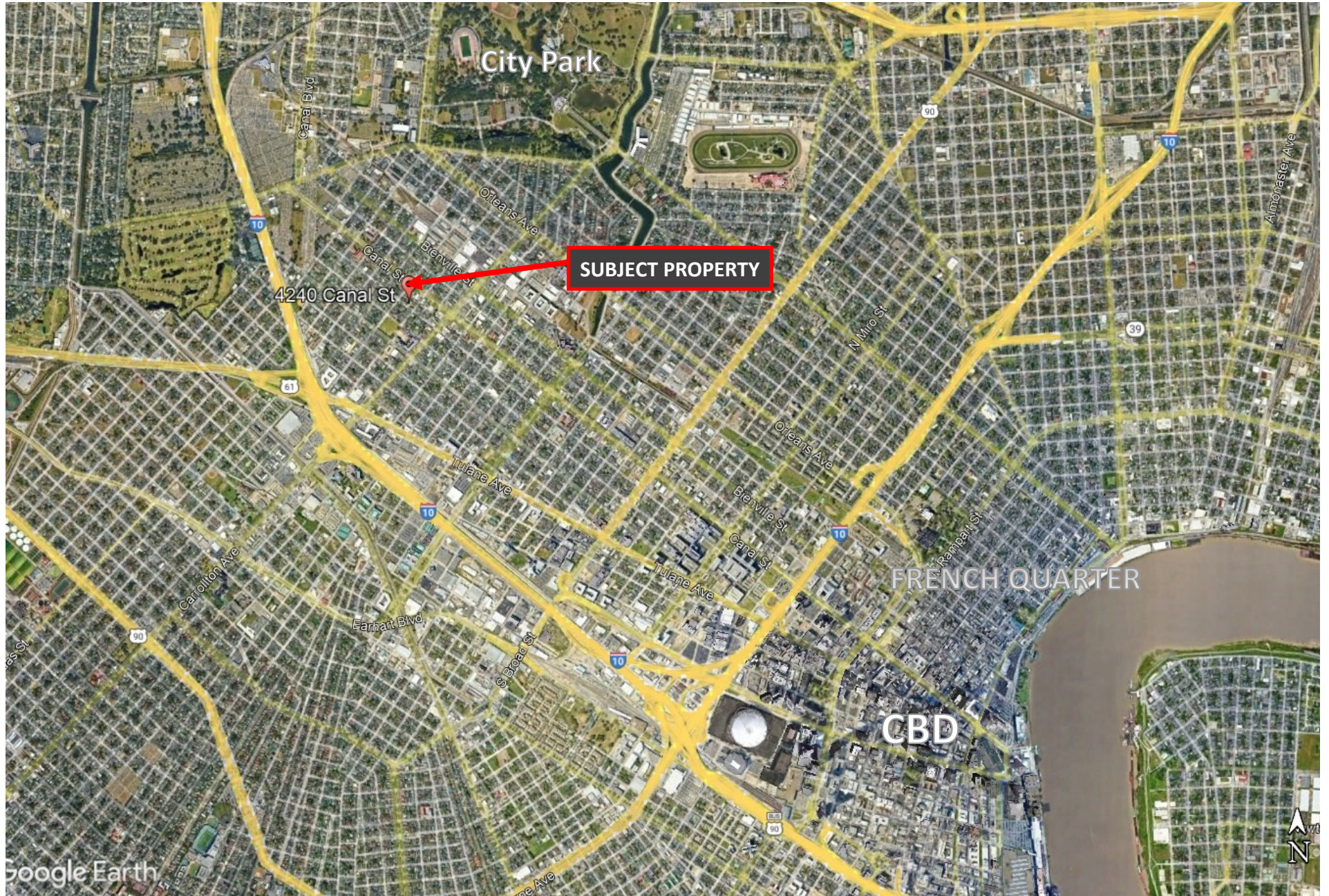
SURVEY

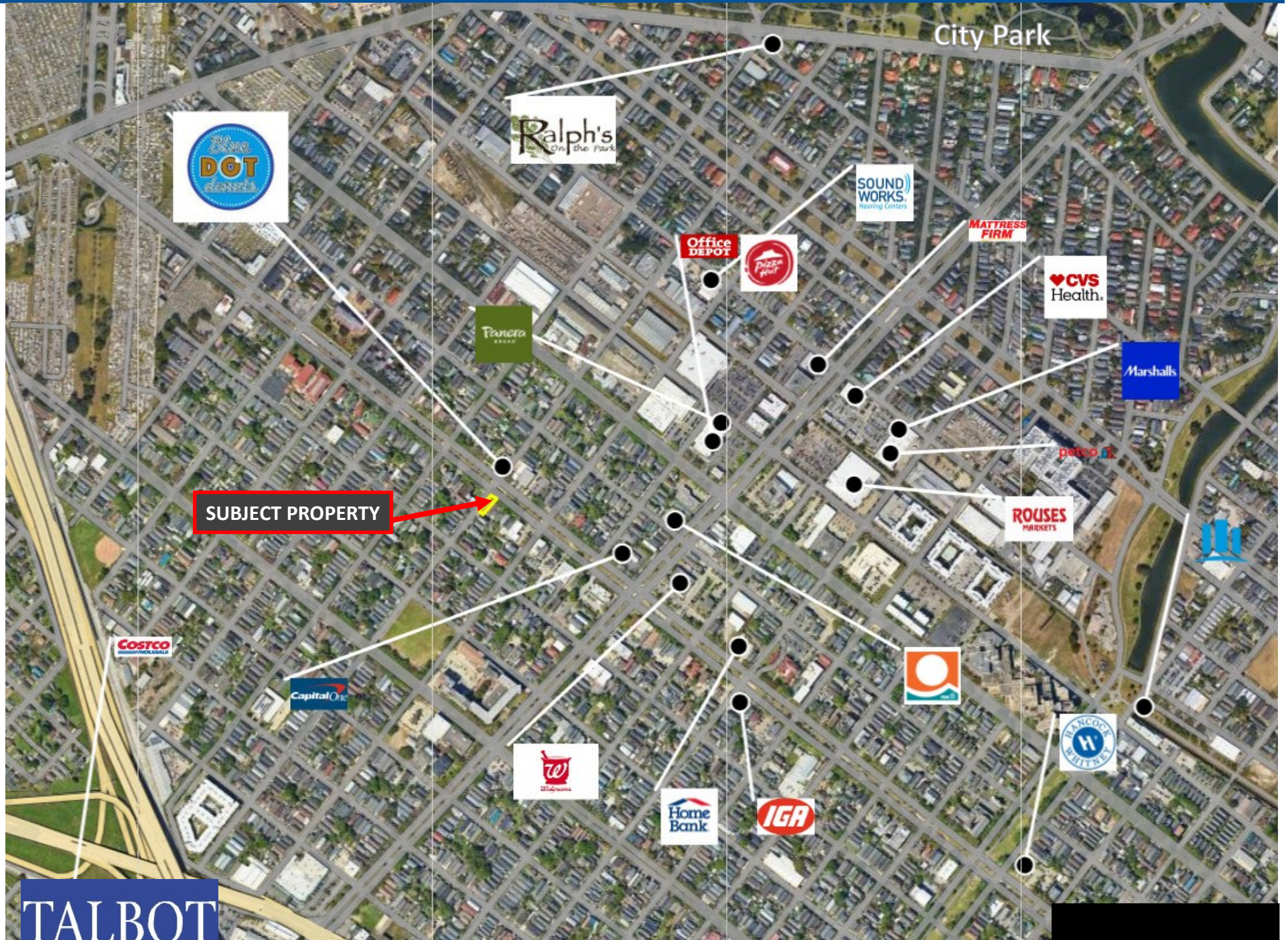


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SUBJECT PROPERTY

City Park