



Lower Garden District Dock-High Warehouse Style Building Situated On A Fenced Lot

1018-1020 ERATO STREET

NEW ORLEANS, LA

LOCATION:	1018-1020 Erato Street (Between Constance & Magazine Streets) New Orleans, LA 70130
PRICE:	\$995,000
BUILDING SIZE:	4,916 Square Feet
LOT SIZE:	10,418.53 Square Feet
ZONING:	HU-MU, Historic Urban Neighborhood Mixed-Use District Click here for zoning information: Article 12 - Comprehensive Zoning Ordinance - City of New Orleans
UTILITIES:	There is a 600 amp electrical service with 3 electric meters and one mater meter.
DOCK-HIGH DOORS:	Two dock-high loading doors measuring 8' x 8'.
COMMENTS:	This building was formerly the Courtyard Brewery and is presently being used as storage and artist studios. There are 2 bathrooms inside the building and one in the outhouse building. A new TPO roof was installed within the last year. The building is not climate-controlled. Neighboring businesses are French Truck Coffee, Barrel Proof, Merchant House, and St. Pizza.

All showings must be by appointment.

FOR MORE INFORMATION CONTACT:

BOBBY TALBOT, CCIM

(504) 525-9763

btalbot@talbot-realty.com

ROSS TALBOT

(504) 525-9763

rosstalbot@talbot-realty.com

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.

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

(504) 525-9763

WWW.TALBOT-REALTY.COM

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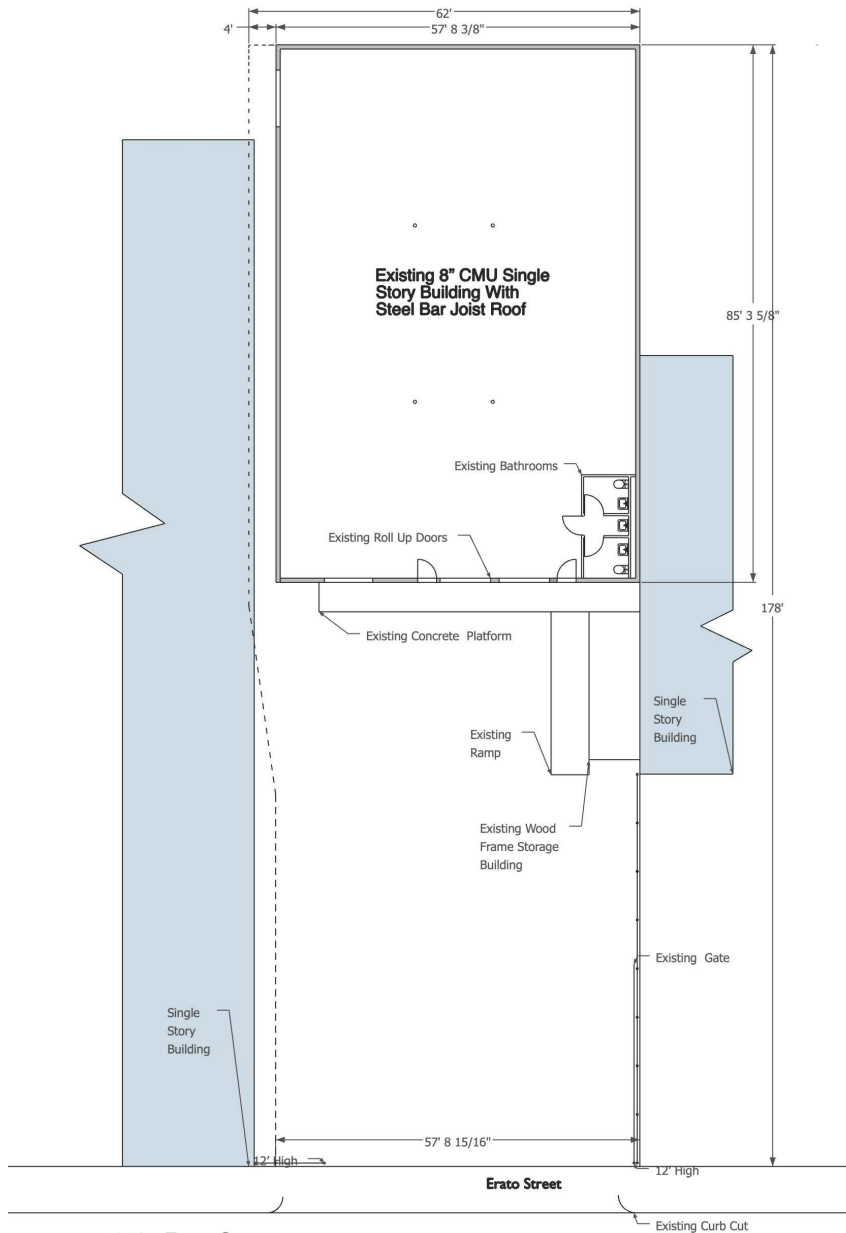


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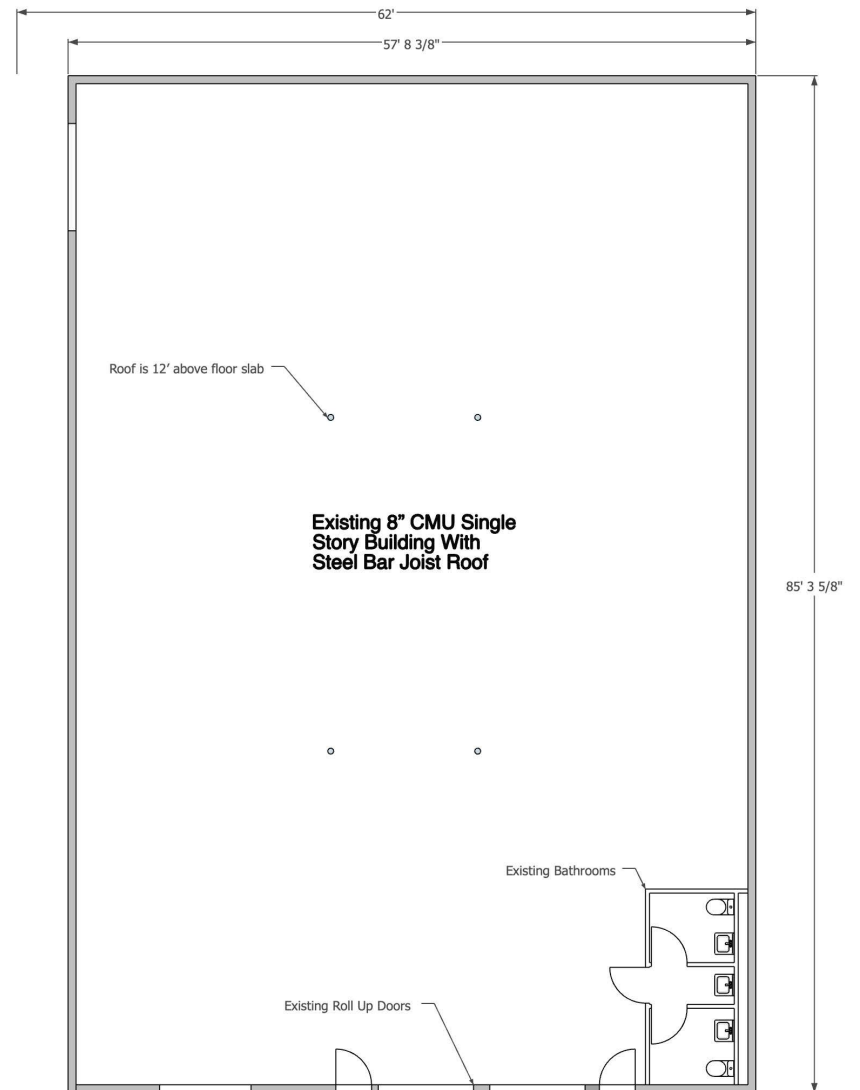


SITE PLAN



1020 Erato Street
New Orleans LA
Site Plan Existing Conditions

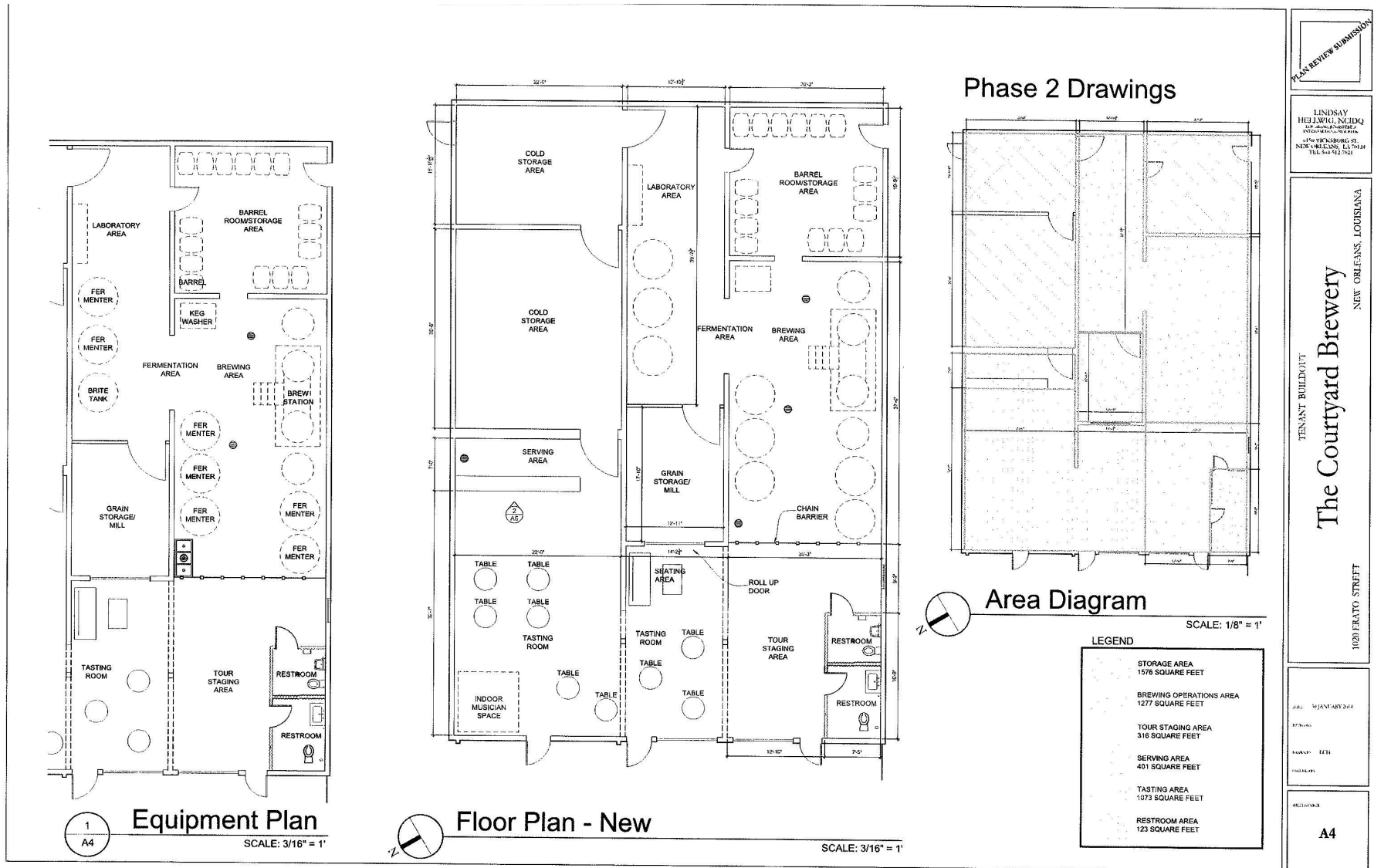
FLOOR PLAN



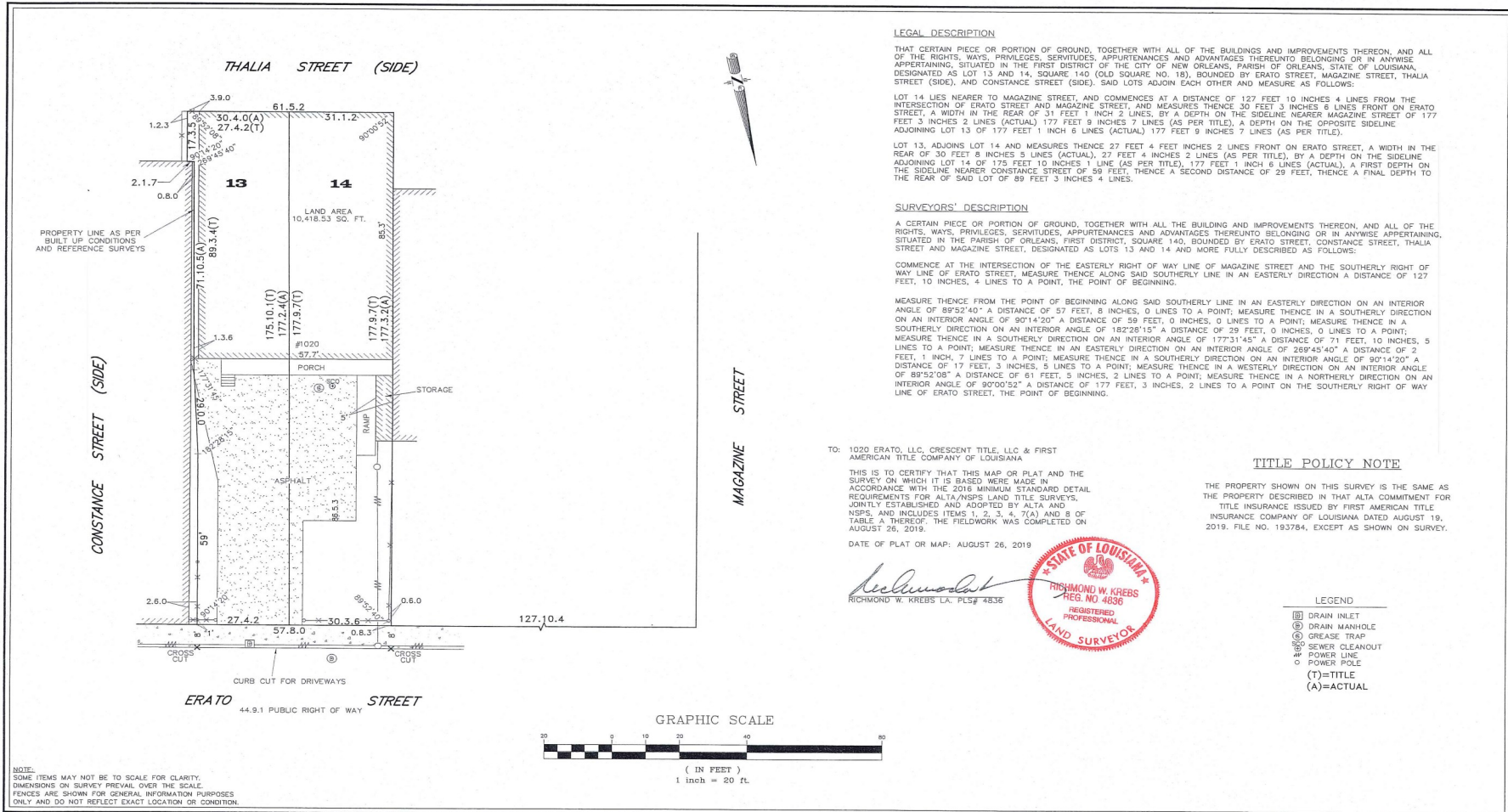
1020 Erato Street
New Orleans LA
Floor Plan

Proposed Work
Raise Roof 8'
Raise 8" Block Walls 8'
Install New 6" Steel Columns

FLOOR PLAN



SURVEY



LEGAL DESCRIPTION

THAT CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL OF THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE FIRST DISTRICT OF THE CITY OF NEW ORLEANS, PARISH OF ORLEANS, STATE OF LOUISIANA, DESIGNATED AS LOT 13 AND 14, SQUARE 140 (OLD SQUARE NO. 18), BOUNDED BY ERATO STREET, MAGAZINE STREET, THALIA STREET (SIDE), AND CONSTANCE STREET (SIDE), SAID LOTS ADJOIN EACH OTHER AND MEASURE AS FOLLOWS:

LOT 14 LIES NEARER TO MAGAZINE STREET, AND COMMENCES AT A DISTANCE OF 127 FEET 10 INCHES 4 LINES FROM THE INTERSECTION OF ERATO STREET AND MAGAZINE STREET, AND MEASURES THENCE 30 FEET 3 INCHES 6 LINES FRONT ON ERATO STREET, A WIDTH IN THE REAR OF 31 FEET 1 INCH 2 LINES, BY A DEPTH ON THE SIDELINE NEARER MAGAZINE STREET OF 177 FEET 3 INCHES 2 LINES (ACTUAL) 177 FEET 9 INCHES 7 LINES (AS PER TITLE), A DEPTH ON THE OPPOSITE SIDELINE ADJOINING LOT 13 OF 177 FEET 1 INCH 6 LINES (ACTUAL) 177 FEET 9 INCHES 7 LINES (AS PER TITLE).

LOT 13, ADJOINS LOT 14 AND MEASURES THENCE 27 FEET 4 FEET INCHES 2 LINES FRONT ON ERATO STREET, A WIDTH IN THE REAR OF 30 FEET 8 INCHES 5 LINES (ACTUAL), 27 FEET 4 INCHES 2 LINES (AS PER TITLE), BY A DEPTH ON THE SIDELINE ADJOINING LOT 14 OF 176 FEET 10 INCHES 1 LINE (AS PER TITLE), 177 FEET 1 INCH 6 LINES (ACTUAL), A FIRST DEPTH ON THE SIDELINE NEARER CONSTANCE STREET OF 59 FEET, THENCE A SECOND DISTANCE OF 29 FEET, THENCE A FINAL DEPTH TO THE REAR OF SAID LOT OF 89 FEET 3 INCHES 4 LINES.

SURVEYORS' DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDING AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN THE PARISH OF ORLEANS, FIRST DISTRICT, SQUARE 140, BOUNDED BY ERATO STREET, CONSTANCE STREET, THALIA STREET AND MAGAZINE STREET, DESIGNATED AS LOTS 13 AND 14 AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MAGAZINE STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF ERATO STREET, MEASURE THENCE ALONG SAID SOUTHERLY LINE IN AN EASTERLY DIRECTION A DISTANCE OF 127 FEET, 10 INCHES, 4 LINES TO A POINT, THE POINT OF BEGINNING.

MEASURE THENCE FROM THE POINT OF BEGINNING ALONG SAID SOUTHERLY LINE IN AN EASTERLY DIRECTION ON AN INTERIOR ANGLE OF 89°52'40" A DISTANCE OF 57 FEET, 8 INCHES, 0 LINES TO A POINT; MEASURE THENCE IN A SOUTHERLY DIRECTION ON AN INTERIOR ANGLE OF 90°14'20" A DISTANCE OF 59 FEET, 0 INCHES, 0 LINES TO A POINT; MEASURE THENCE IN A SOUTHERLY DIRECTION ON AN INTERIOR ANGLE OF 182°28'15" A DISTANCE OF 29 FEET, 0 INCHES, 0 LINES TO A POINT; MEASURE THENCE IN A SOUTHERLY DIRECTION ON AN INTERIOR ANGLE OF 177°31'45" A DISTANCE OF 71 FEET, 0 INCHES, 5 LINES TO A POINT; MEASURE THENCE IN AN EASTERLY DIRECTION ON AN INTERIOR ANGLE OF 269°45'40" A DISTANCE OF 2 FEET, 1 INCH, 7 LINES TO A POINT; MEASURE THENCE IN A SOUTHERLY DIRECTION ON AN INTERIOR ANGLE OF 90°14'20" A DISTANCE OF 17 FEET, 3 INCHES, 5 LINES TO A POINT; MEASURE THENCE IN A WESTERLY DIRECTION ON AN INTERIOR ANGLE OF 89°52'08" A DISTANCE OF 61 FEET, 5 INCHES, 2 LINES TO A POINT; MEASURE THENCE IN A NORTHERLY DIRECTION ON AN INTERIOR ANGLE OF 90°00'52" A DISTANCE OF 177 FEET, 3 INCHES, 2 LINES TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ERATO STREET, THE POINT OF BEGINNING.

TO: 1020 ERATO, LLC, CRESCENT TITLE, LLC & FIRST AMERICAN TITLE COMPANY OF LOUISIANA

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2019 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY DEVELOPED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A) AND 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 26, 2019.

DATE OF PLAT OR MAP: AUGUST 26, 2019

Richmond W. Krebs
RICHMOND W. KREBS, L.L.C. PLS# 4836



TITLE POLICY NOTE

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA DATED AUGUST 19, 2019. FILE NO. 193784, EXCEPT AS SHOWN ON SURVEY.

LEGEND

- Ⓜ DRAIN INLET
- Ⓝ DRAIN MANHOLE
- Ⓞ GREASE TRAP
- Ⓢ SEWER CLEANOUT
- Ⓜ POWER LINE
- POWER POLE
- (T)=TITLE
- (A)=ACTUAL

NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH BY COMPARING THE DATA FOR THIS SURVEY.

THIS PRINTED SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

REFERENCE NOTES

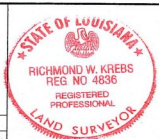
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF SURVEY BY F.G. STEWART DATED APRIL 12, 1943
REFERENCE PLAN #2: PLAN OF SURVEY BY F.G. STEWART DATED JUNE 8, 1940
REFERENCE PLAN #3: PLAN OF SURVEY BY J.J. KREBS AND SONS DATED APRIL 16, 1964

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY DESCRIBED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:XX, CHAPTER 29 FOR A CLASS "C" (CONCRETE) SURVEY
MADE AT THE REQUEST OF 1020 ERATO, LLC, CRESCENT TITLE, LLC & FIRST AMERICAN TITLE COMPANY OF LOUISIANA

BY: *Richmond W. Krebs*
RICHMOND W. KREBS PLS# 4836

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED 9/30/16. FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A. COMMUNITY PANEL: N. 262929 2229 F.



R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwkrebs.com
WEB: www.rwkrebs.com

ALTA/NSPS LAND TITLE SURVEY OF LOTS 13 AND 14 SQUARE 140 FIRST DISTRICT ORLEANS PARISH, LA

DATE: AUGUST 26, 2019
SCALE: 1" = 20'
JOB #: 191842

DRAWN BY: NDK
CHECKED BY: RWK

