



CORPORATE REALTY

201 St. Charles Ave., Suite 4411, New Orleans, LA 70170
504.581.5005 | corp-realty.com

Two Chartres St. Properties

2600 Chartres St.

NEW ORLEANS, LA 70117

2604 Chartres St.

NEW ORLEANS, LA 70130

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COMMERCIAL SPACE | FOR SALE OR FOR LEASE

2600 Chartres St., New Orleans, LA 70117

PROPERTY OVERVIEW

One of New Orleans' most romantic restaurants, the former Feelings Café Bar & Courtyard is available either for lease or purchase. The property is offered fully licensed with liquor service and fully furnished with furniture, fixtures, and equipment. These include tables, chairs, kitchen equipment, televisions, security cameras, and alarm system. Owner will sell the naming rights for Feelings Café as well.

The adjacent multi-family building at 2604 Chartres St. is also available for sale; contact agents for more information.

OFFERING SUMMARY

Sales Price	\$1.5 million
Lease Rate	\$25 psf (Annual) / \$9,258 (Monthly) NNN
Base Monthly Rent	\$9,258
Gross Land Area	2,700 sf



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2600 CHARTRES ST.

INTERIOR & EXTERIOR



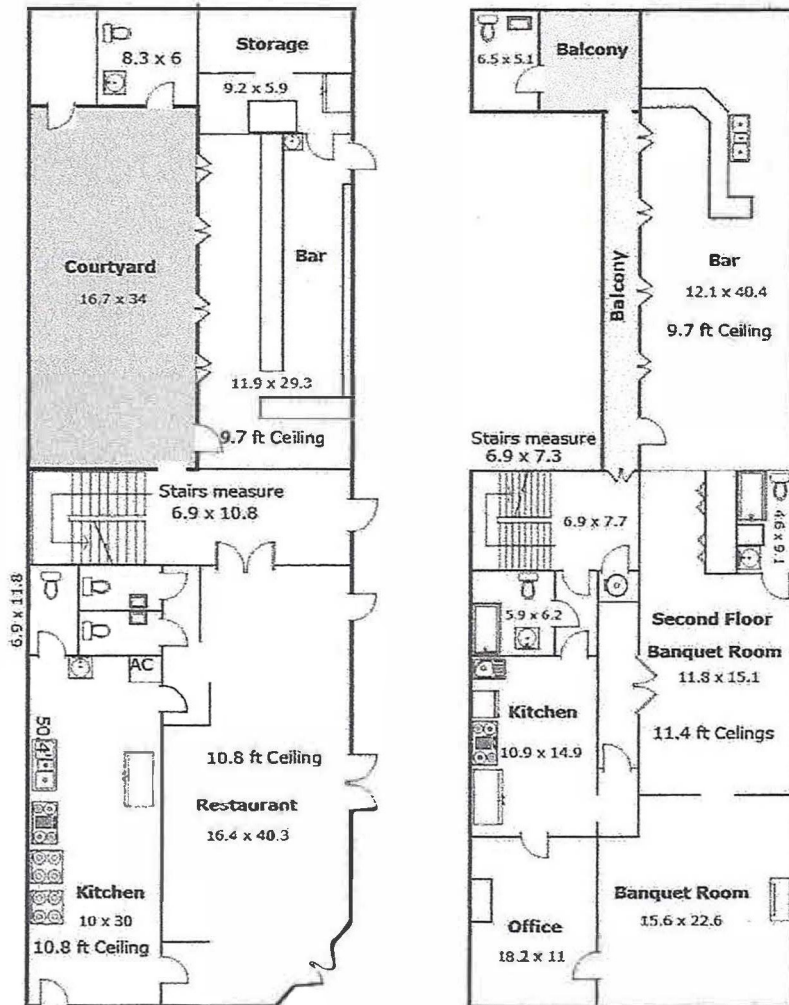
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2600 CHARTRES ST.

FLOOR PLAN & DEMOGRAPHICS



DEMOGRAPHICS

(EST. 2020)

	3 MIN DRIVE	5 MIN DRIVE	10 MIN DRIVE
Population	22,027	44,484	122,029
Number of Households	10,469	20,292	52,027
Median Income	\$41,652	\$35,414	\$37,859
Total Employees	7,465	15,121	117,698



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MULTI-FAMILY | FOR SALE

2604 Chartres St., New Orleans, LA 70130

PROPERTY OVERVIEW

Marigny fourplex currently with 3 furnished apartments and 1 ground floor conditioned warehouse/workshop/garage space. The workshop features a roll-up door and washer/dryer connection. Property is vacant and ready for redevelopment or immediate leasing with current configuration (see floor plan).

This adjacent restaurant is also available for sale; contact agents for more information.

OFFERING SUMMARY

Sales Price	\$900,000	Building Size (RSF)	4,953 SF
Unit Price	\$250,000 Per Unit	Gross Land Area	2,624 SF
		Number of Units	4 Units



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2604 CHARTRES ST.

INTERIOR



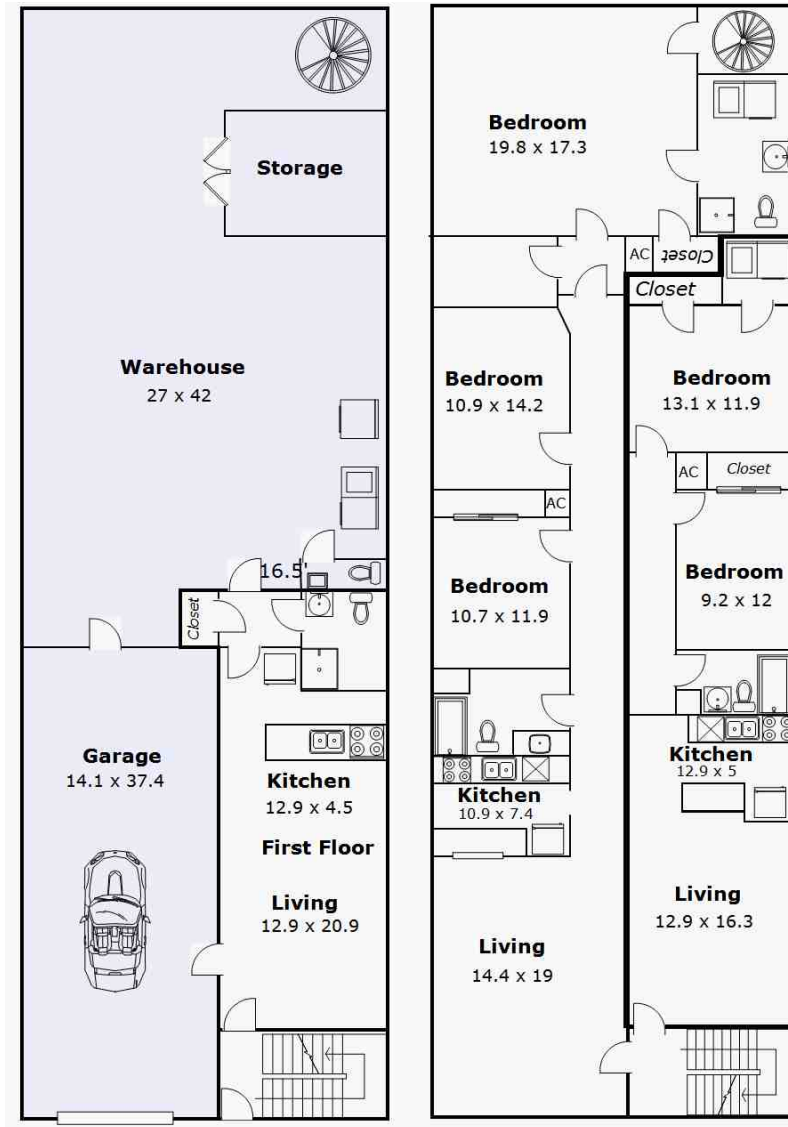
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2604 CHARTRES ST.

FLOOR PLAN



GROUND FLOOR

Warehouse 1,990 SF

Studio Apartment 486 SF

SECOND FLOOR

Apartment: 3 bed/2 bath 1,650 SF

Apartment: 2 bed/1 bath 826 SF



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2600 & 2604 CHARTRES ST.

AERIAL VIEW



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2600 & 2604 CHARTRES ST.

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