



MULTI-FAMILY | FOR SALE

Picturesque Fourplex in Lower Garden District

1422-1424 Felicity Street

NEW ORLEANS, LA 70130

Lawless Turner
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EMBRACE TIMELESS ELEGANCE AND INVESTMENT POTENTIAL

1422-1424 Felicity Street, New Orleans, LA 70130

PROPERTY DESCRIPTION

This exquisite three-story fourplex is located in the heart of the highly desirable Lower Garden District in Uptown New Orleans. Built in 1873 and recently updated, this property seamlessly combines historic charm with modern convenience. Key features include original architectural details, high ceilings, hardwood floors, exposed brick, and intricate moldings. There are updated appliances throughout the property, with a washer and dryer in each unit. There is also a shared backyard and abundant natural light.

This highly desirable location provides close proximity to Magazine Street's shops and restaurants, as well as the iconic St. Charles Avenue streetcar. There is easy access to the Central Business District, Uptown, and I-10. This is an excellent opportunity for investors seeking strong rental income in a neighborhood with consistent demand.

The property currently has tenants with a total monthly rental income of \$4,650.00:

Unit 1422
2,200 sf
3 bed, 2 bath, 1 half bath)
\$1,650.00/mo

Unit 1422R
880 sf
1 bed, 1 bath)
\$850.00/mo

Unit 1424
990 sf
2 bed, 1 bath
\$1,200.00/mo

Unit 1424R
820 sf
1 bed, 1 bath
\$950.00/mo

PROPERTY SIZE

Home Size: 4,890 sf (7 beds, 5.5 baths)
Lot Size: 34x119

SALE PRICE

\$959,000

MLS

#2455518



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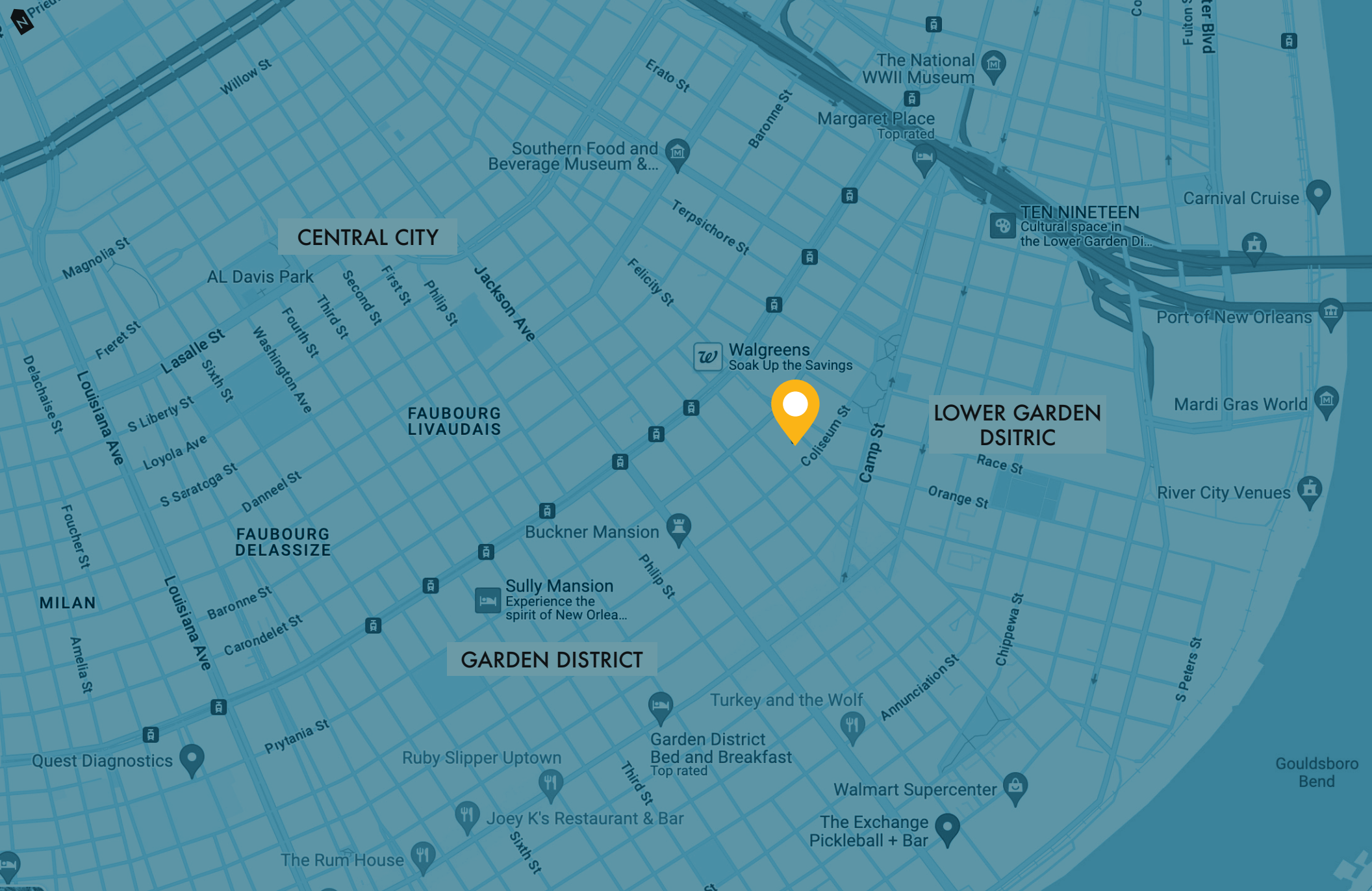
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