



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

MULTIFAMILY | FOR SALE

## Mid-City 4-Plex in Prime Location

**332-34 Norman C. Francis Parkway**

NEW ORLEANS, LA 70119

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**Lawless Turner**  
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## 4-UNIT INVESTMENT IN THE HEART OF NEW ORLEANS

332-34 Norman C. Francis Parkway, New Orleans, LA 70119

### DESCRIPTION

This 3,200-sf Mid-City four-plex is in a dynamic area, looking onto the Norman C. Francis greenway and walking/bike trail. This primarily residential area features local restaurants and bars and is a 5-minute drive to the Whole Foods Market on Broad Street and the proposed Trader Joe's.

The property consists of four 800-sf units. The upstairs units feature one bedroom and one bathroom, while the downstairs units feature two bedrooms and one bath. Wood floors, exposed brick, and wood cabinetry are located throughout. While only one unit is leased, this would be a great rental portfolio addition following some careful renovations to provide thoughtful upgrades.

### OVERVIEW

#### SIZE

3,200 sf total living area (four 800-sf apartments)  
30' x 100' lot size

#### SALE PRICE

\$329,000

#### PARKING

Off-street parking for 3 vehicles

MLS# 2484142



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# 332-34 NORMAN C. FRANCIS PKWY

## HISTORIC TAX CREDITS



### Historic Tax Credit Pre-approval

Preliminary research has been conducted on the below property located at:

**332-34 S Norman C. Francis Parkway  
New Orleans, LA 70119**

This property has been determined to qualify for:

**20%** Federal Historic Tax Credit is available for the subject property as a contributing structure to the Mid-City National Register District.

**25%** State Historic Tax Credit is available for the subject property as a contributing structure to the Museum City Park Cultural District.

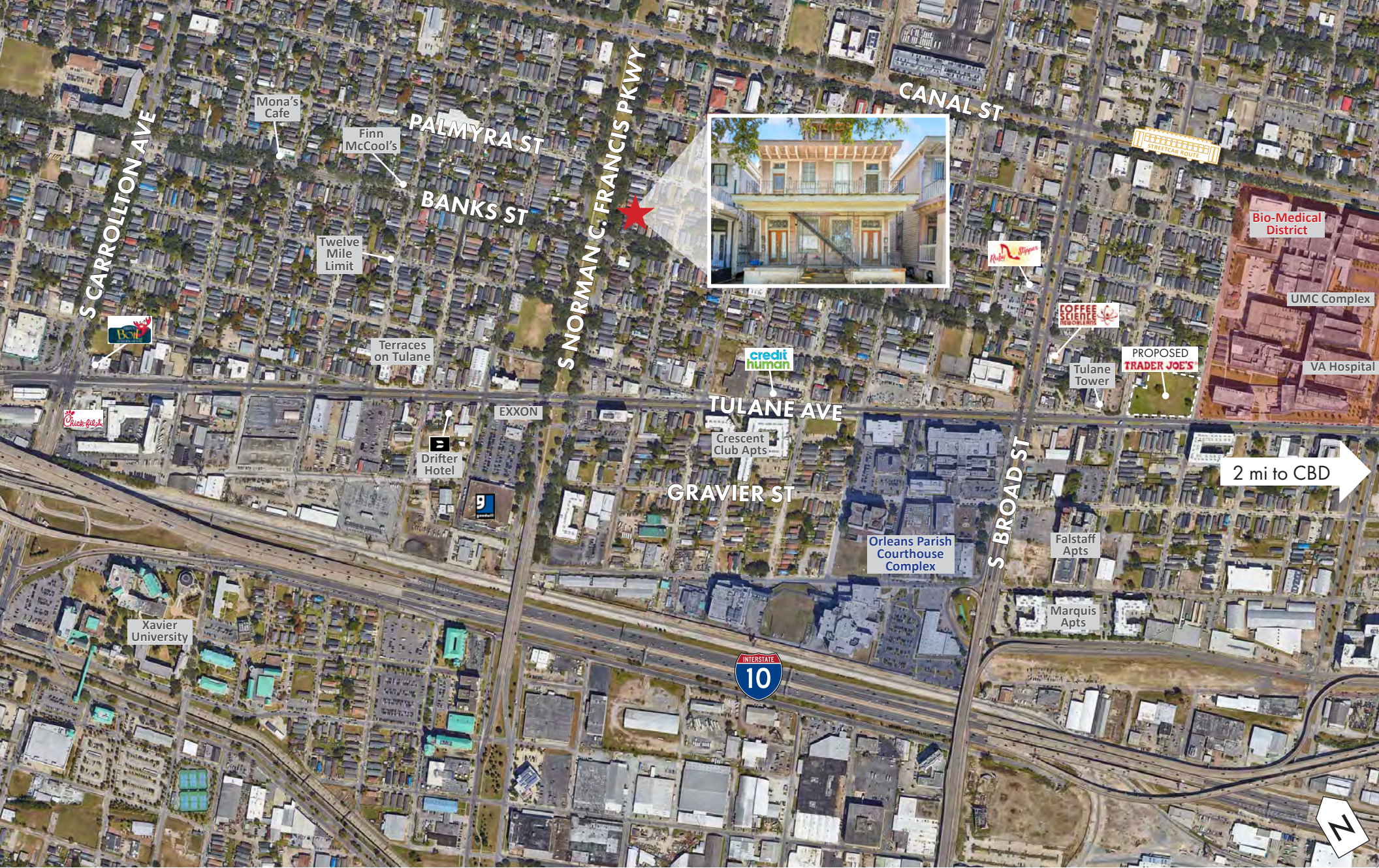
Successful participation in the two programs listed above could result in net benefit to the owner of historic tax credits equaling up to:

**45% of eligible rehabilitation costs.**

DISCLAIMER: PRELIMINARY DETERMINATION DOES NOT CONSTITUTE FINAL APPROVAL. INFORMATION HEREIN DEEMED RELIABLE, NOT GUARANTEED. 1/2025







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