

FOR SALE OR LEASE

WASHINGTON AVENUE SHOWROOM/
OFFICE/ WAREHOUSE WITH YARD SPACE



- ADDRESS: 7010 WASHINGTON AVENUE
NEW ORLEANS, LA 70125
- BUILDING SIZE: 13,500 SQUARE FEET WITH 2,500 SQUARE FEET OF OFFICE AND
SHOWROOM SPACE.
- SITE SIZE: 31,338 SQUARE FEET
- SALE PRICE: \$1,225,000
- RENT: \$9,000.00 PER MONTH, NNN. THE NNN CHARGES ARE \$1.53 PER RSF.
- ZONING: HU-MU, HISTORIC URBAN NEIGHBORHOOD MIXED-USE DISTRICT
- LOADING DOORS: 1- TRUCK WELL DOOR 10' (W) X 9' (H)
3 - GROUND LEVEL DOORS 10' (W) X 10' (H)
12' (W) X 12' (H)
12' (W) X 14' (H)
- CEILING HEIGHTS: 13' CLEAR
23' PEAK

7010 WASHINGTON AVENUE NEW ORLEANS, LA

SPRINKLER SYSTEM: NONE

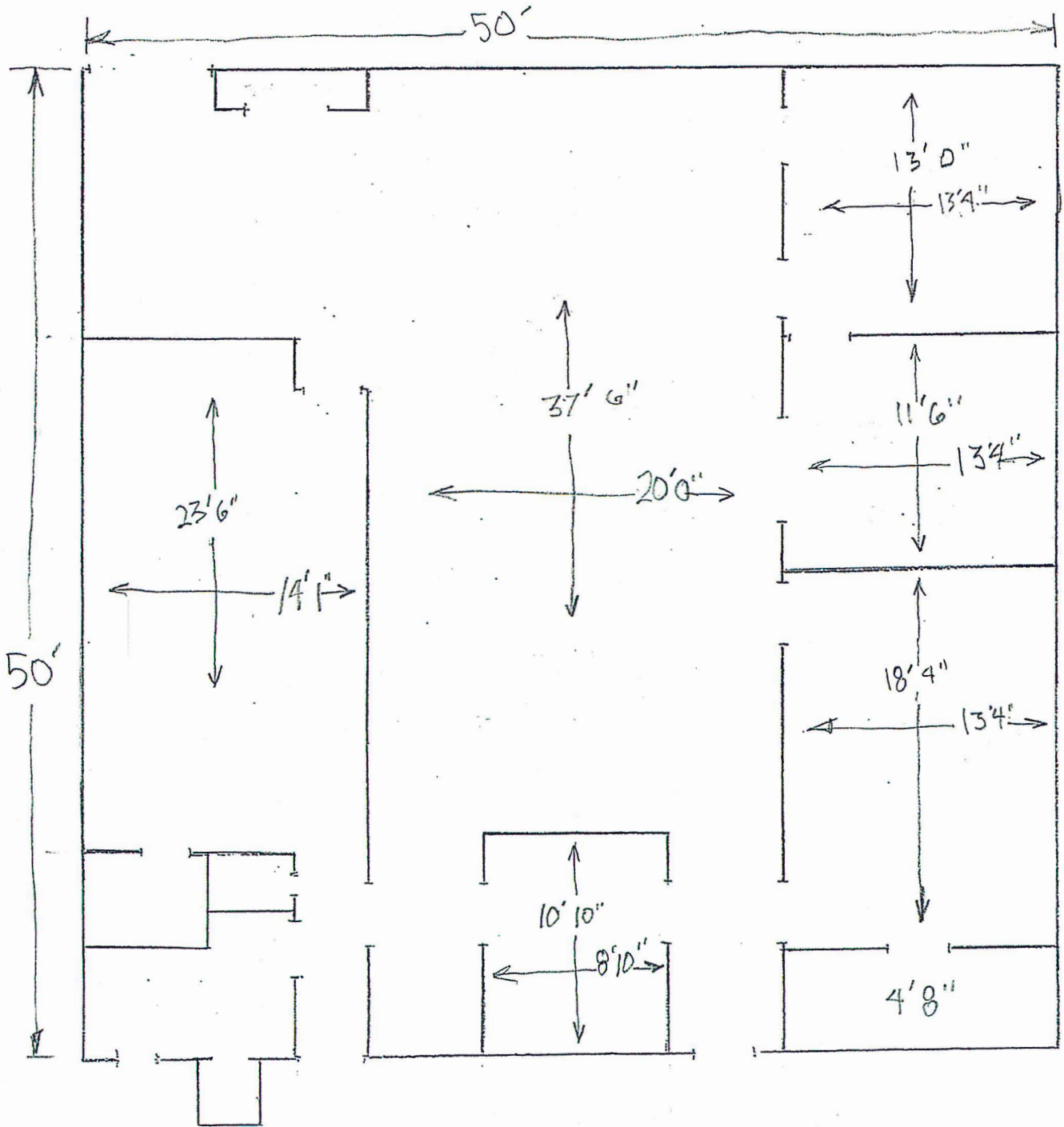
COMMENTS: THIS SHOWROOM/OFFICE/WAREHOUSE PROPERTY IS CENTRALLY LOCATED IN NEW ORLEANS ON VIBRANT WASHINGTON AVENUE. THIS PROPERTY IS ADJACENT TO THE HALL'S MOTOR SPORTS AND A RETAIL PROPERTY AT 4910 WASHINGTON AND NEAR THE PARKWAY APARTMENTS, A NEW 207 UNIT APARTMENT COMPLEX UNDER CONSTRUCTION, XAVIER UNIVERSITY AND THE NEW NOPD STATION. **ANY SALE MUST BE TRANSACTED AS A SELLER-FINANCE SALE OR A LEASE/ PURCHASE.** THIS PROPERTY IS LOCATED IN A OPPORTUNITY ZONE.



7010 WASHINGTON AVENUE NEW ORLEANS, LA



2,500 FT² CONDITIONED RETAIL/OFFICES

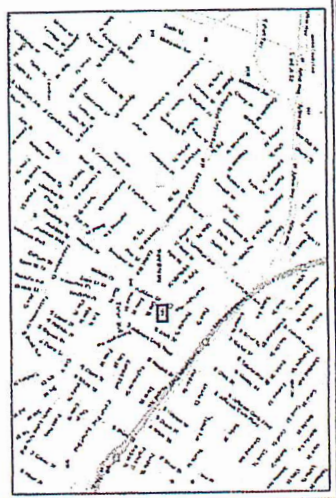
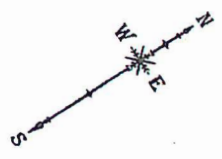
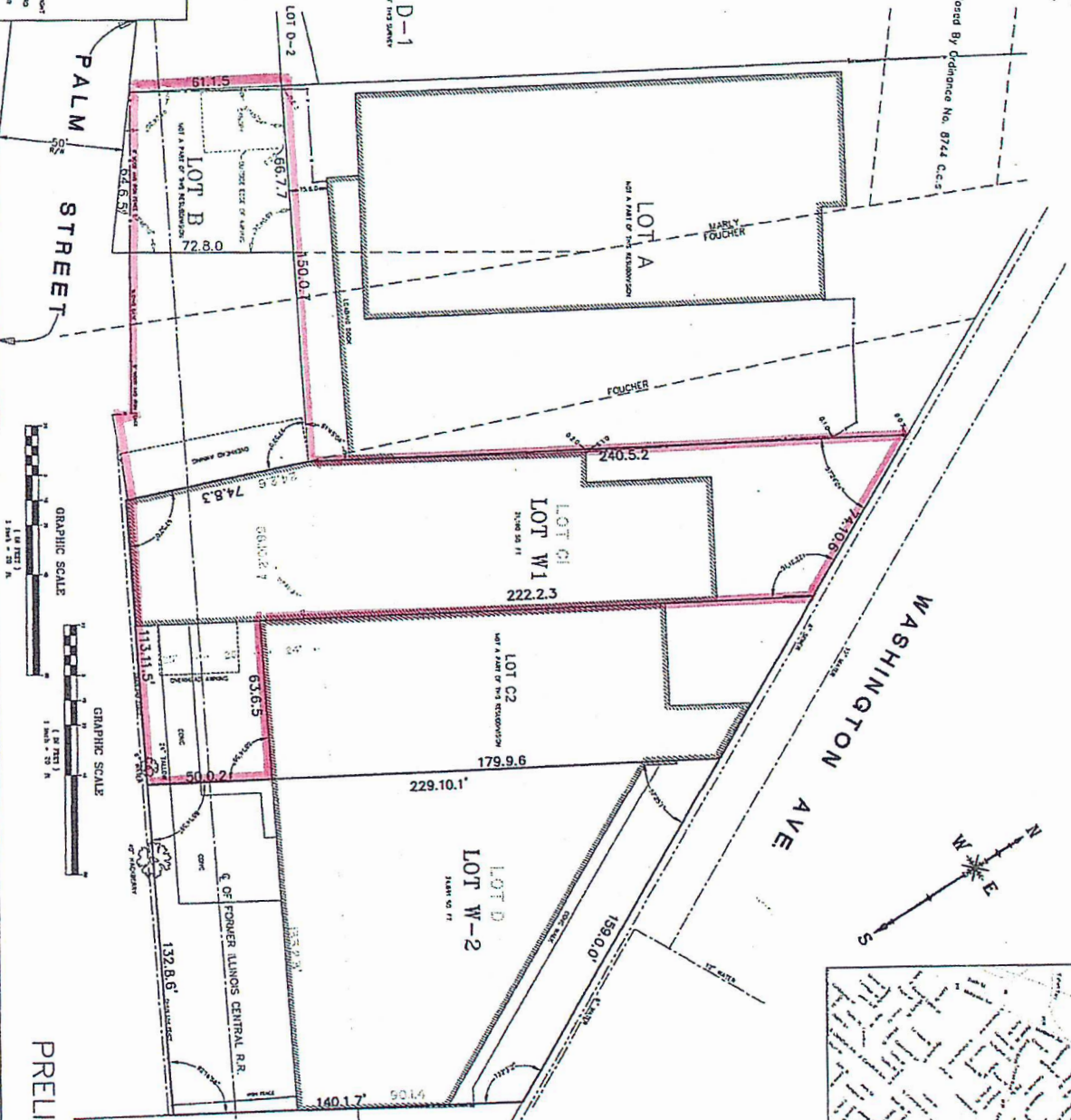


SQUARE 23 SIXTH DISTRICT

Former Street, Slidened By Ordinance No. 8744 C.C.S.

BROADWAY STREET (SIDE)

LOT D-1
with a Part of the Same

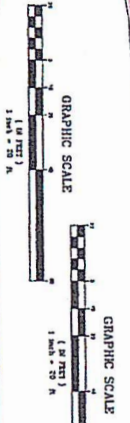


ATTENTION PLATERS:
 THIS PLAT IS SUBJECT TO ALL ORDINANCES AND REGULATIONS OF THE CITY OF HOUSTON, TEXAS, AND TO ALL ORDINANCES AND REGULATIONS OF THE STATE OF TEXAS, AND TO ALL ORDINANCES AND REGULATIONS OF THE FEDERAL GOVERNMENT.
 THIS PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF HOUSTON, TEXAS, TO REVOKE OR MODIFY ANY OF THE ABOVE-mentioned RIGHTS AT ANY TIME.
 THIS PLAT IS SUBJECT TO THE RIGHT OF THE STATE OF TEXAS TO REVOKE OR MODIFY ANY OF THE ABOVE-mentioned RIGHTS AT ANY TIME.
 THIS PLAT IS SUBJECT TO THE RIGHT OF THE FEDERAL GOVERNMENT TO REVOKE OR MODIFY ANY OF THE ABOVE-mentioned RIGHTS AT ANY TIME.
Call Before you dig.

LEGEND

--- BOUNDARY LINE
 --- EASEMENT
 --- UNDEVELOPED TRACT & VARIANCE
 --- OBJECTS WITHIN A LOT
 --- UNDEVELOPED TRACT & VARIANCE
 --- OBJECTS WITHIN A LOT
 --- UNDEVELOPED TRACT & VARIANCE
 --- OBJECTS WITHIN A LOT

EXPLANATION: **○** CORNER MARKER **○** POINT OF BEGINNING **○** POINT OF BEGINNING
○ OLD PLAT CORNER **○** NEW PLAT CORNER **○** OLD PLAT CORNER
○ POINT MARKER **○** 5/8" **○** 1/4" **○** 1/8" **○** 1/16"

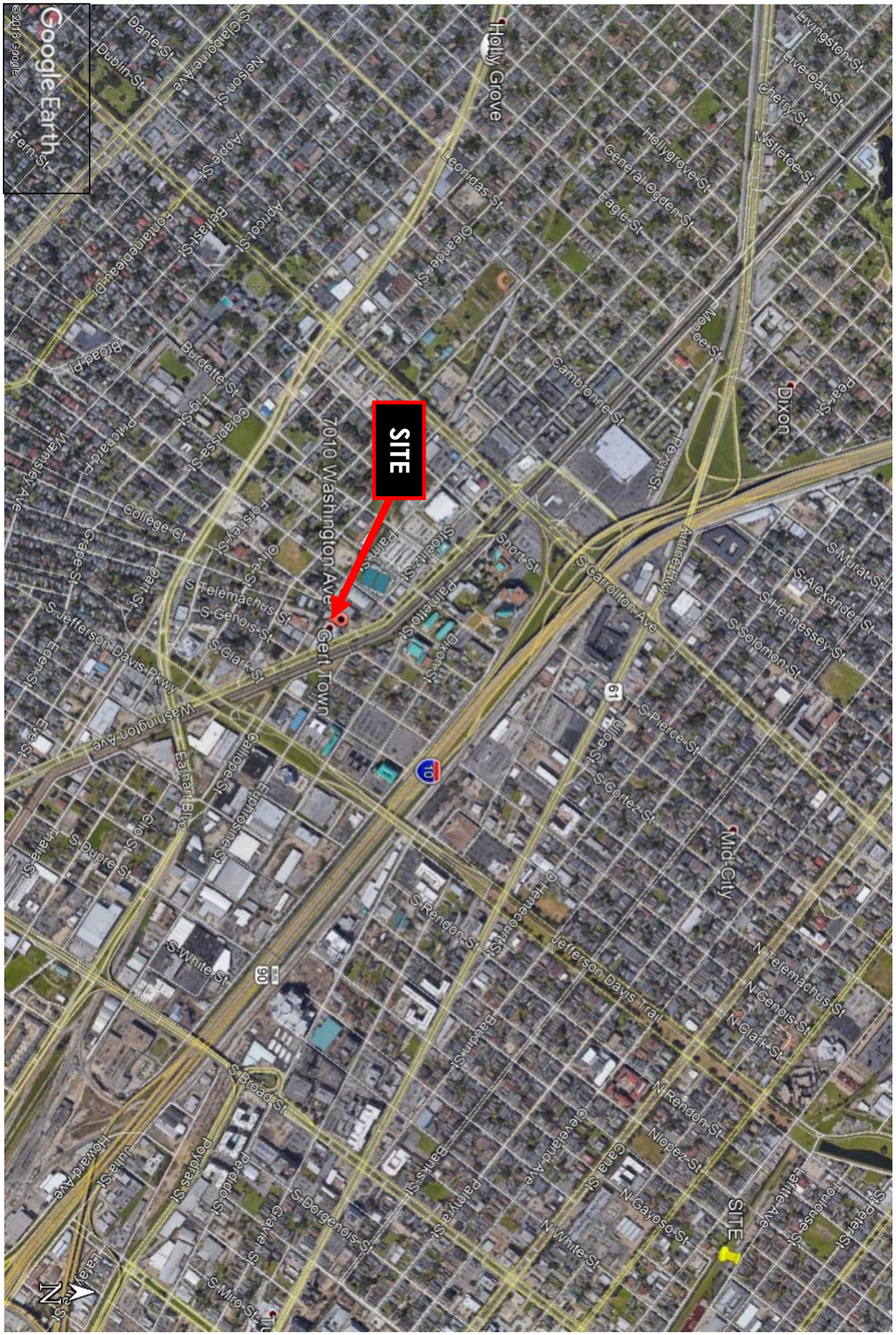


PRELIMINARY

Resubdivision of Lot C1, D, and a portion of the Illinois Central Railroad Right of Way into Lots W1 and W2 more or less as indicated on New Ordinance No. XXXX XX, 2016.

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