



506-08 Conti Street, New Orleans

\$1,275,000



## Gorgeous French Quarter Tri-Plex with Commercial Zoning

This fully-renovated 2,880 SF four-story building is steps from the Louisiana Supreme Court building and the Mississippi River. Features include heart-of-pine floors throughout, high ceilings with exposed beams, gas fireplace, large windows, spacious bedrooms with great views, luxurious baths, fabulous fully equipped gourmet kitchens, in-unit washers & dryers, security system and shared courtyard. Fully rented, this property is zoned VCC-2 commercial. A must see!

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. No warranties or representations, expressed or implied are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions.

Brigitte Fredy, CRS  
**LATTER & BLUM**  
840 Elysian Fields Avenue  
New Orleans, LA 70117-8514  
504-616-4044 or 504-948-3011 ext. 110  
[info@brigittefredy.com](mailto:info@brigittefredy.com)



# Unit Breakdown

## First Floor

This one bedroom, one bath unit comprises approximately 700 square feet. This space has been elegantly renovated and has access to a large, shared courtyard. It is currently rented for \$1,400 per month and would be a perfect office/residence.

## Second Floor

This newly renovated one bedroom, one bath unit comprises approximately 800 square feet. It boasts all new appliances including a washer and dryer, and a wonderful marble bath. It is leased for \$1,250/mo.

## Third and Fourth Floors

This beautifully finished fully furnished two bedroom, one and one half bath unit comprises approximately 1,420 square feet. Features include pine floors, exposed brick walls, high ceilings, exposed beams, a gas fireplace, two spacious bedrooms with great views, luxurious baths and a gourmet kitchen. It is leased for \$1,950/mo.



Internet Virtual Tour  
[www.brittefredy.com](http://www.brittefredy.com)



