

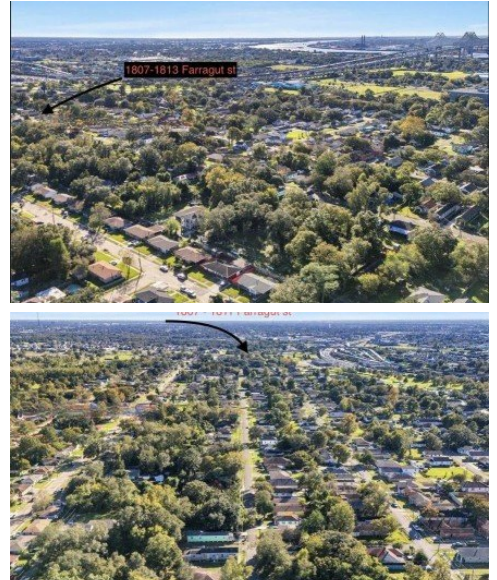
1809 Farragut St
New Orleans, LA 70114



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MLS# 2026007776



\$160,000

Permit Ready Multifamily Deal - Two Duplexes Here s your chance to own four vacant lots (currently 1 lot) in a highly desirable location on Farragut Street. Whether you re an investor, builder, or visionary homeowner, these properties offer unmatched potential. This versatile lot allows for a 1 or 2 family residence and offers scenic views of the Crescent City Connection bridge. Enjoy easy access to Downtown New Orleans, major thoroughfares, and all the city has to offer. This Permit Ready Package delivers location, flexibility, and value. This Sale Includes: > Architectural Design / Comprehensive Blueprints for 2- 6BR/4BR (3BD/2BR Each) 2612 sqft Duplex - 1st Floor: 1, 260 sqft. 2nd Floor: 1, 352 sqft with porch/balcony - Conforms with other properties in area --> Shepard ct homes are all Duplexes > Current SIPs construction, Architect will change materials for 2k for both Duplex s --> wood framed, ICF etc.. Will provide 1k credit if needed > Site>Floor >Foundation>Roof Plans, Exterior & Interior Elevations, Building Sections & Details, Electrical & Lighting, AC-HVAC & Structural Engineering Details > Resubdivision Survey Completed: 11, 100sqft --> 2- 5550sqft Lots w/ 5000sqft Buildable Area (Ready to be submitted) - will be approved because it is a resubdivision not NEW lot lines Originally 4- 25x110 sqft Option for 1-4



Kurt Clements

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