

4037 N Galvez
New Orleans, LA 70117

 **LOGO** COMING
SOON

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MLS# 2026013718



\$175,000

1,324 Sqft

Great development opportunity in the Historic Urban Two-Family Residential District (HU-RD2) of the Upper 9th Ward! Held in the seller's family for decades, this prime succession property features a ~1,324 sq ft solid concrete building (approx. 28'x28' main area + 20'x27' addition) on a ~9,270 sq ft lot (90' x 103'); ~0.21 acres. Ideally suited for commercial storage, laydown yard, workshop, or mixed-use redevelopment. Being sold strictly AS-IS with Waiver of Warranty (seller clearing all vehicles and interior contents prior to closing). Note: Adjoining parcel at 2112 Mazant St (MLS # 2026013722) is also available ideal for expanding your footprint or securing a package deal! Buyer to verify all utilities, zoning restrictions, and lot dimensions. Rare oversized square parcel featuring ~90 feet of street frontage along N. Galvez St with a total lot size of ~9,270 sq ft (0.21 acres)! Includes a 1,324 sq ft solid concrete building on-site. Zoned HU-RD2, offering incredible flexibility for commercial storage, flex space, or residential development. Sold AS-IS (all vehicles and interior contents cleared prior to closing). Adjoining lot at 2112 Mazant St also available for a package deal!



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For full listing details, please scan:

