



# Canal Street Building For Sale or Lease

800 Canal Street, New Orleans, LA 70112

Overview

Location

2nd Floor

3rd and 4th Floor

Interior Photos



Sale Price: \$3,800,000

## Property Highlights:

- Incredible opportunity to develop the upper floors of the Historic Gus Mayer Building
- Located at the intersection of Canal and Carondelet, across from Bourbon St, this is one of the premier locations in the city. Also located in the highly sought after federal opportunity zone
- Partial 2nd floor and all of 3rd and 4th floors available for a total of approximately 24,869 SF
- CVS will retain a portion of the 2nd floor for storage
- The roof can be developed or additional floors added. This section of Canal allows for height up to 120'
- Building has great bones, is in great condition, and ready for development as-is
- Two sprinkler standpipes in separate locations and two set of elevators and stairwells on Canal and Carondelet St. Historic tax credits also available
- Sale does not include the first floor, where CVS will continue to operate

Beau Box, SIOR

225.931.3200 | [bbox@beaubox.com](mailto:bbox@beaubox.com)

909 Poydras St., Suite 3025, New Orleans, LA. 70112 | 504.525.1410 | [www.beaubox.com](http://www.beaubox.com)

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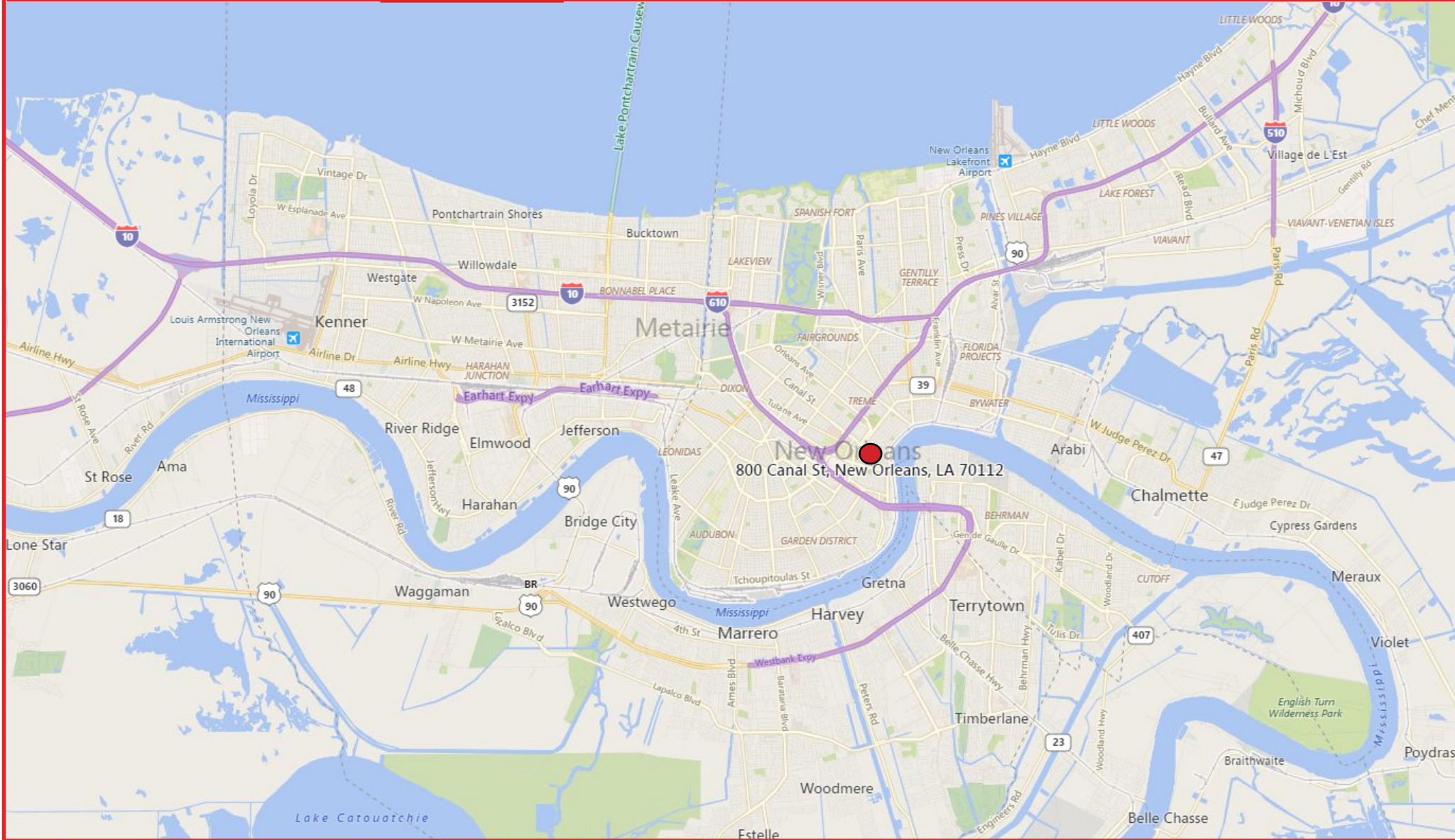
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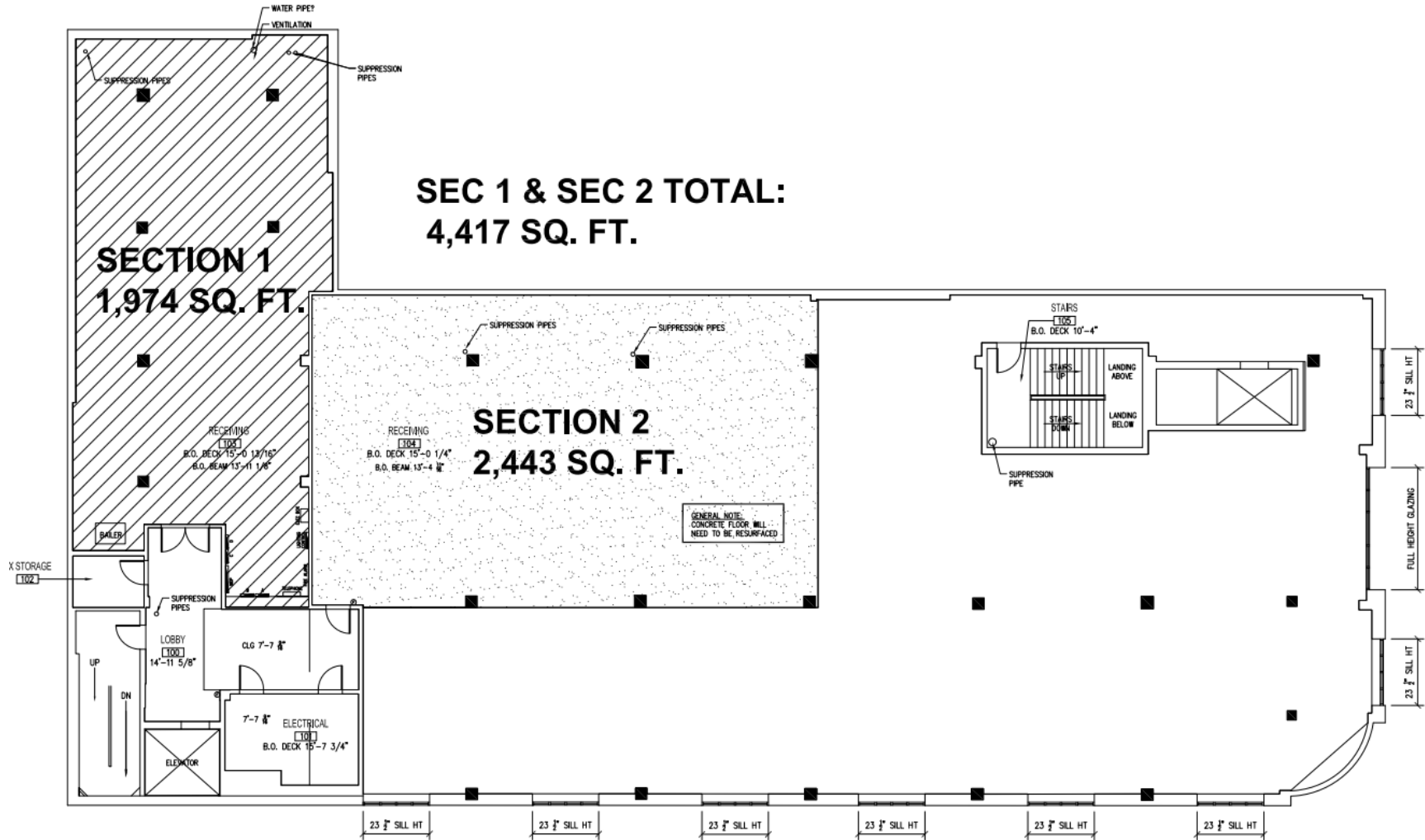
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2 SECOND FLOOR PLAN  
F-1P SCALE: 1/8"=1'-0"

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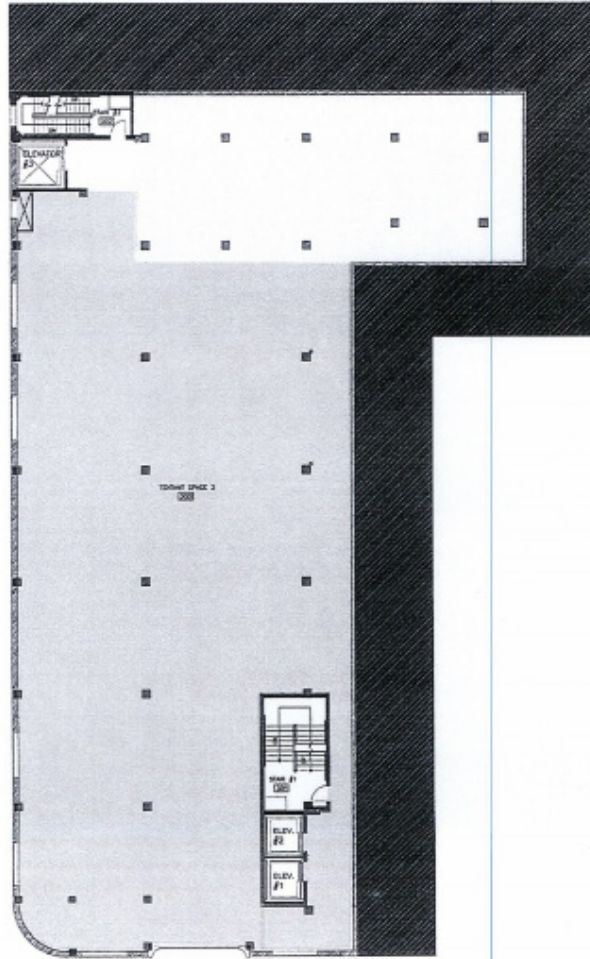
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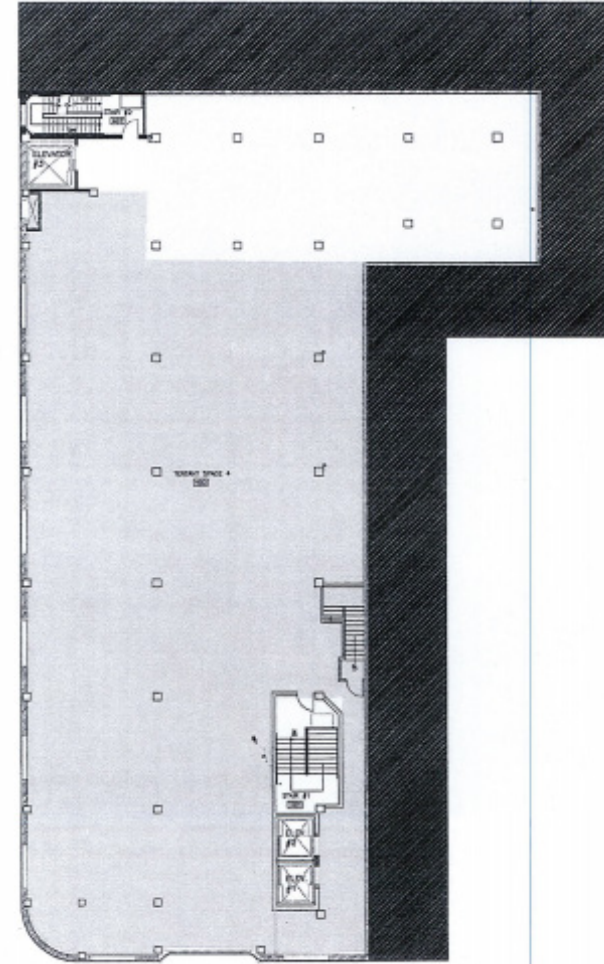
2nd Floor

**3rd and 4th Floor**

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800 CANAL  
THIRD FLOOR PLAN  
1/16"=1'-0"



800 CANAL  
FOURTH FLOOR PLAN  
1/16"=1'-0"

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