

## SUMMARY

## PHOTOS

## FLOOR PLAN

## AERIAL

## MAPS

## DEMOGRAPHICS

## FOR SALE

### PROPERTY OVERVIEW

1911 Lakeshore Dr. represents the last of the Lakefront Commercial lots with development opportunity (Zoned B3). Return this property to its grand residential status or utilize the commercial zoning to develop out a Boutique Hotel, Bed and Breakfast, Office Building, Restaurant, etc. Property can be redeveloped utilizing the strong bones and structure of the current improvements.

"Live Oak" is the oldest home on Lakeshore Drive with magnificent views of Lake Pontchartrain and is home to one of the largest and oldest oak trees on the Lakefront. The 3,245 sq ft building will require cosmetic updates, but the structure is solid, and the floor plan lends for conversion into a restaurant, professional office, bed & breakfast or residence. Live Oak was built in the 1840's and the interior wood, brick, walls and fireplace are all original. Located in historic Old Mandeville next to a very successful restaurant, the 27,000+ SF corner lot has 200+ linear feet of frontage on both sides, room for an increased building footprint and onsite parking.

According to the Old Mandeville Street Strolls, "1911 [Lakeshore Dr.] Live Oak Coquillon-Cousin House was Marigny's agent during the 1830's auctions. After the Civil War, the Cousin family relocated here to live with maiden aunt, Victorine Coquillon. They named the old home Live Oak after their plantation in Lacombe. Severely damaged in the 1915 hurricane, the Creole Cottage was relocated behind the protection of the great oak you see today.

\*The small lot associated with this sale along Marigny Blvd as shown in the GIS images is currently zoned R-1.



### OPPORTUNITY

- Commercial: Boutique Hotel, Bed & Breakfast, Restaurant, Retail or Office
- Residential

### LAND DETAILS

- ± 27,287 SF Lot
- 160' Lakeshore Drive Frontage
- Zoned B3 and R1

### IMPROVEMENT DETAILS

- Originally built in 1840, renovated multiple times.
- 3,245 SF two-story home

### PRICE

- See Agent



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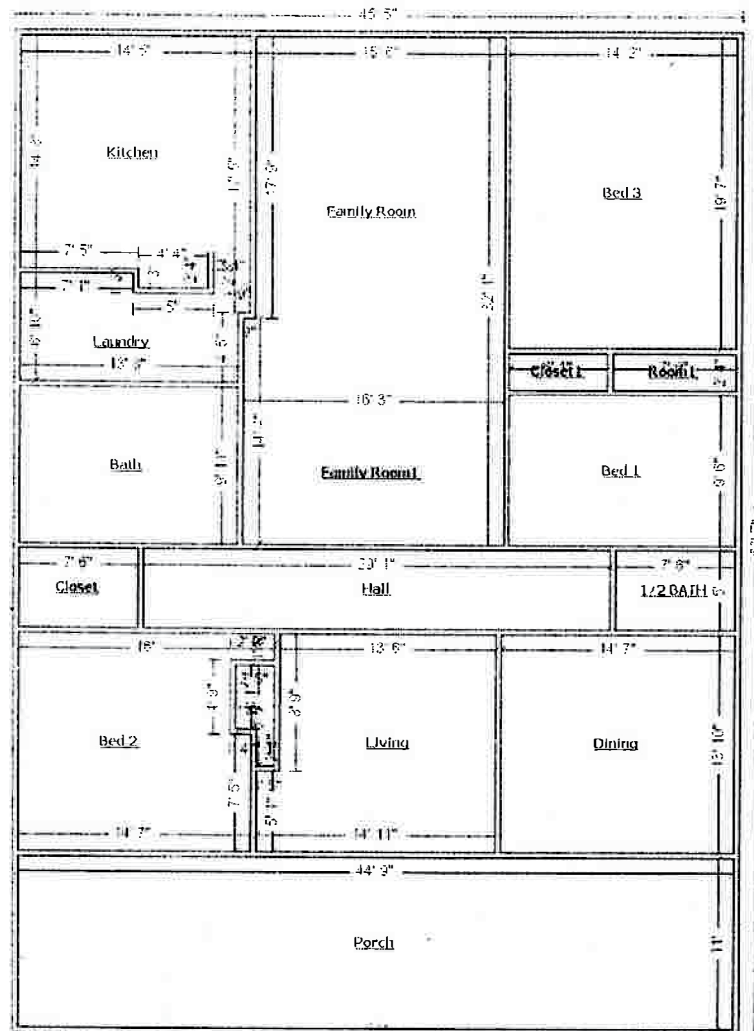
AERIAL

MAPS

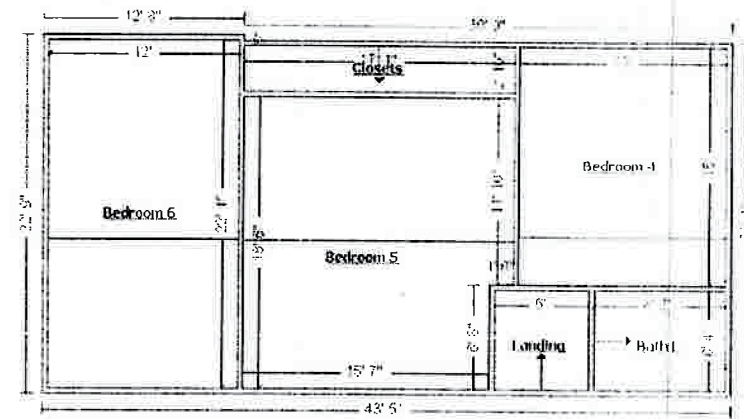
DEMOGRAPHICS

Click image for larger view

## 1ST FLOOR



## 2ND FLOOR





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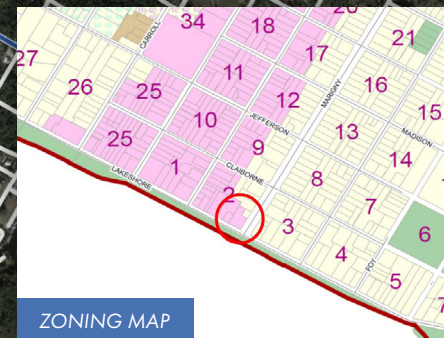
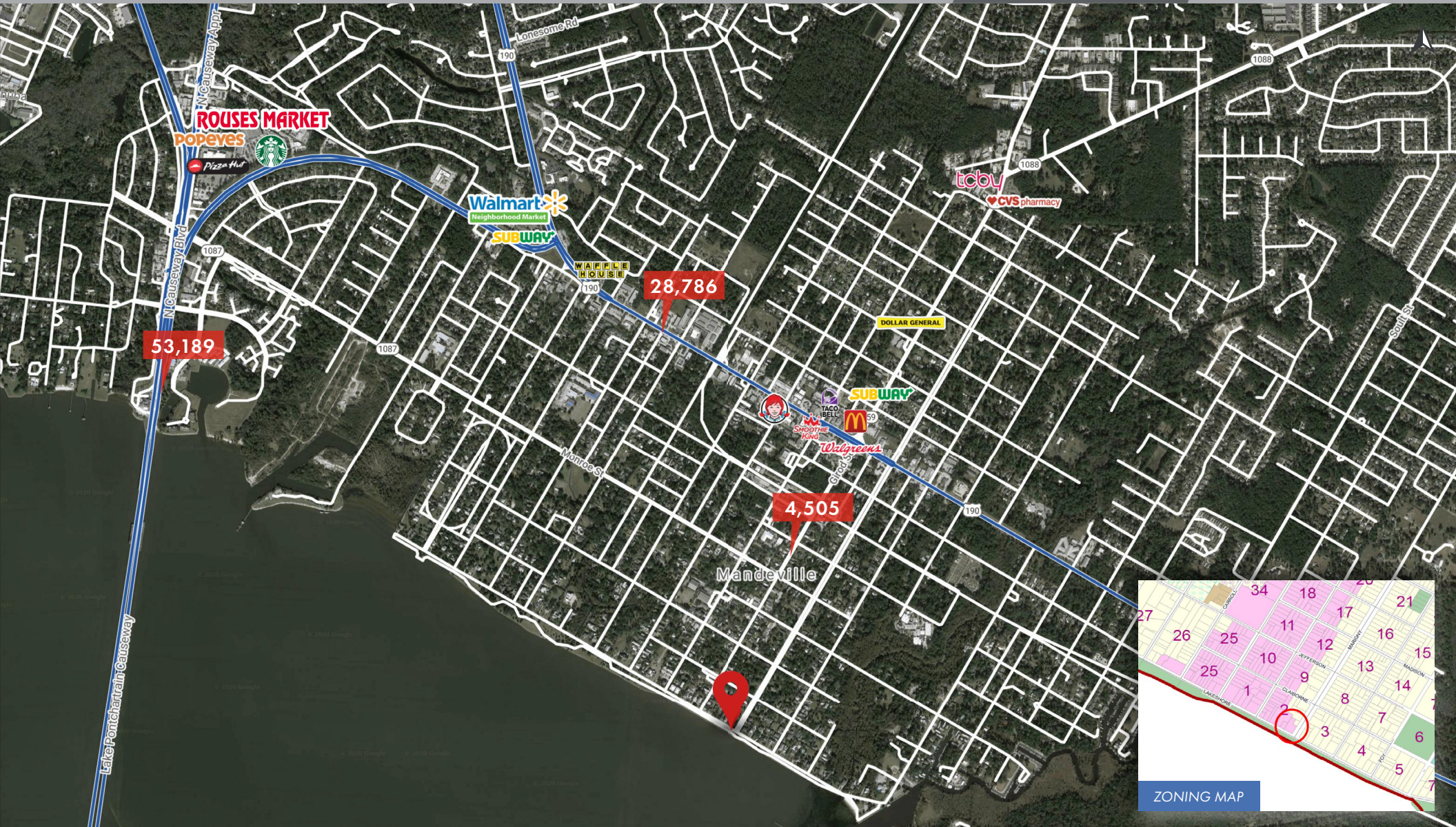
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### 2020 DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
	11,316	32,338	52,661
<b>POPULATION</b>			

	5 MIN	10 MIN	15 MIN
	\$104,672	\$122,206	\$119,123
<b>AVG. HH INCOME</b>			

	5 MIN	10 MIN	15 MIN
	4,690	12,523	20,357
<b>HOUSEHOLDS</b>			

