

The Saxony – New Orleans



The Saxony



The Saxony – New Orleans, LA

900 Bartholomew St, New Orleans, LA

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NAI Latter & Blum

Executive Summary

History. The Saxony is a 74-unit Class A luxury condominium development that is found in the historic Bywater neighborhood, one of New Orleans' fastest growing and most vibrant submarkets. From a working-class neighborhood to one of the most highly sought-after travel destinations in recent years, the Bywater neighborhood is surrounded by the rich history and culture of New Orleans. The original building structure that stood before The Saxony was the historic LA Frey & Sons Meat Packing Plant, which became part of the cultural and architectural legacy of New Orleans. The architecture of the Saxony required approval from the New Orleans Historical Commission to ensure the integrity and uniqueness of the Bywater was preserved.

While the Bywater is one of the fastest growing submarkets in New Orleans, it remains a quiet neighborhood of small-scale homes sprinkled with corner stores, bars and restaurants. Industrial buildings in the blocks closest to the Mississippi River reflect the historical interdependence of New Orleans along the Mississippi River. As far as attractive locations go, this is as good as it gets.

The Saxony. From this cultural identity comes The Saxony, a premier condominium development just blocks from the Mississippi River at the corner of Bartholomew and Burgundy Streets. The property is conveniently situated in close proximity to the French Quarter, streetcar line, Crescent Park, and a number of other historic New Orleans restaurants and landmarks.

At The Saxony, residents have access to convenient amenities and an unparalleled sense of community – it's what adds the "style" to lifestyle. All of these amenities are exclusive to The Saxony residents. The impressive amenity package includes a gated parking garage (huge amenity in New Orleans with the potential for significant additional income) with secured bike storage and electric car charging stations, luxury first floor lobby, rooftop pool, fitness center, meeting rooms, and BBQ and courtyard areas.

The Saxony offers efficiency, one, two, and three-bedroom unit types, offering a wide selection of unit sizes ranging from 359 SF to 1,450 SF. The Saxony also comes with an impressive in-unit amenity package. Residences features its own terrace or balcony with spectacular views of the surrounding neighborhood. Residents will also have exclusive access to the secure ground floor parking garage, accessed via two elevators. The in-unit amenity package includes LED lighting, quartz countertops, gas range, stainless steel appliances, wood and scored concrete flooring, washer and dryer in each unit, and private balconies/terraces.

The Saxony is redefining modern living in New Orleans. By offering luxurious units with the added benefits of privacy, security, and a sense of community with your neighbors, this truly is a one of a kind investment opportunity and is the perfect place to plant your roots in one of the greatest cities in the world.

OFFERING SUMMARY	
MARKET	New Orleans
SUBMARKET	Bywater
BUILDING SF	78,000 SF
LOT SIZE	1 Acre
YEAR BUILT	2019
FLOORS	5
CLASS	A (Luxury)
ZONING	HM-MU
LISTING	Owner/Agent

Offering Highlights



Investment Highlights

- Brand new construction: construction was completed in mid-2019
- Short Term Rental Contract (STR): the property has an individual STR contract for every unit at the property (74-unit property with 58 units remaining).
- Parking garage with 93 parking spaces; this is a significant amenity in New Orleans that provides the opportunity for significant additional income (parking comps in New Orleans (~\$300/month/space; \$50/day)
- Also available is a +/-14,000 SF commercial building with a 25-space off-street parking lot that is directly adjacent to the property. It is the former home of a New Orleans Police station.
- Hotel conversion opportunity in one of the highest rated hospitality markets in the nation.



Property Highlights

- Property is well maintained and is in excellent condition
- Property offers studio, 1BR, 2BR, and 3BR units.
- Excellent amenity package that includes a 93-space parking garage, pool, fitness center, clubhouse, meeting rooms, courtyard, and more
- Average Unit Size of the remaining 58 units is 986 SF.
- In-unit amenity package includes LED lighting, quartz countertops, wood flooring, gas range, stainless steel appliances, washer & dryer in all units, and balconies/terraces.

For more information please contact:

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