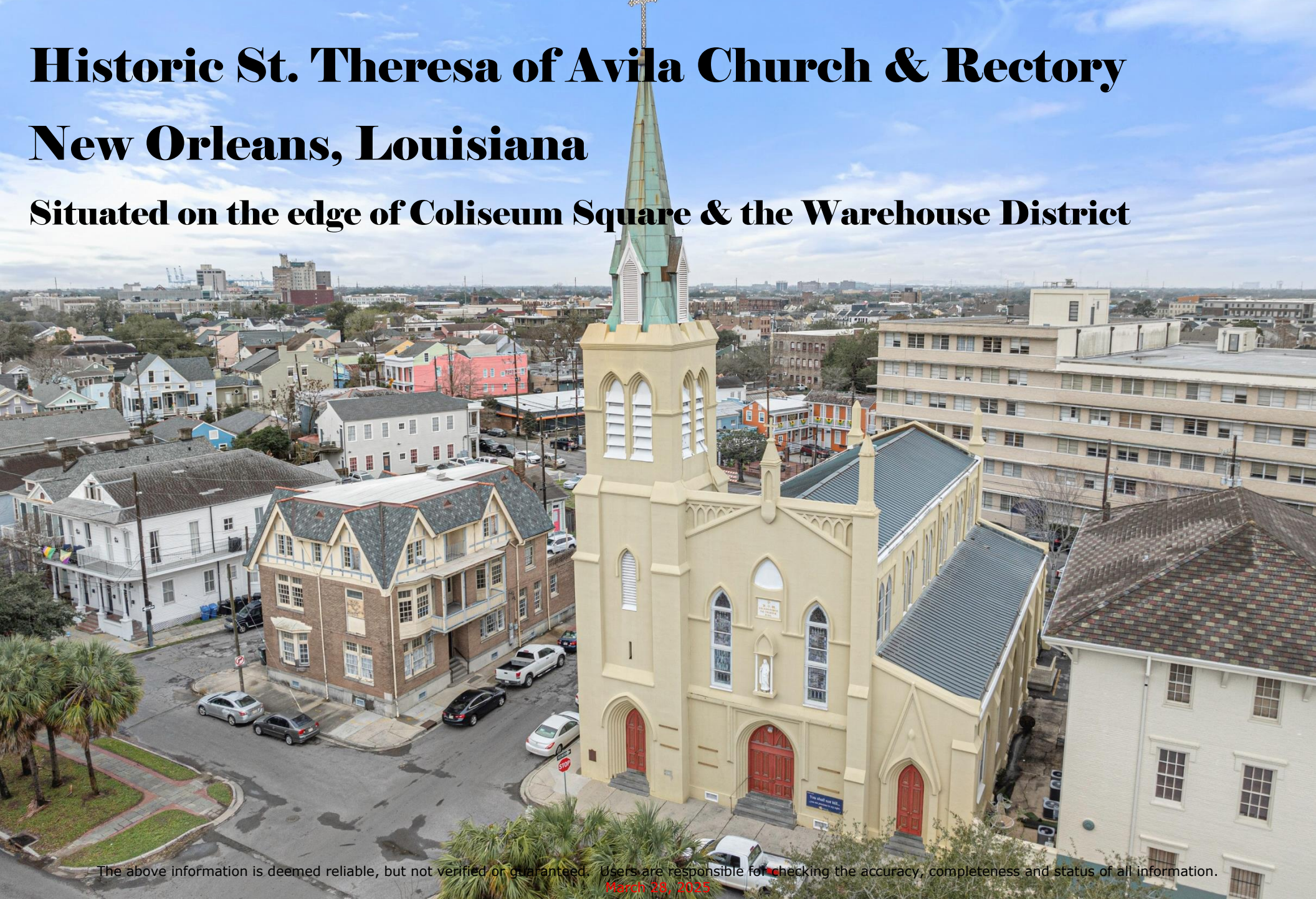


# **Historic St. Theresa of Avila Church & Rectory**

## **New Orleans, Louisiana**

**Situated on the edge of Coliseum Square & the Warehouse District**



The above information is deemed reliable, but not verified or guaranteed. Users are responsible for checking the accuracy, completeness and status of all information.

March 28, 2025



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# Historic St. Theresa of Avila Church & Rectory

## **Location**

Situated on the edge of Coliseum Square Park within the Lower Garden District Historic District, fronting Coliseum, Camp & Prytania streets, one block from St. Charles Avenue, two blocks from the World War II Museum & Warehouse District, the church has a municipal address of 1401 Erato Street & the rectory has a municipal address of 1404 Erato Street, New Orleans, Louisiana 70130.

## **Zoning**

HU-MU; Historic Urban Mixed-Use

The HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. A variety of residential dwellings are also allowed. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing.

## **Possible Uses**

Multifamily, hospitality, short-term rental, restaurant, reception space, retail, grocery, health club, office, medical/dental clinic, art gallery, public market, pet day care, animal hospital, plus many other permitted uses allowed.

## **Flood Zone**

“X” (not a flood hazard area)

## **Historic Tax Credit Eligible**

Buildings may be eligible for State & Federal Historic Tax Credits due to their age, historic character & location within a Historic District.

## **Asking Price**

\$2,300,000.



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## **Church building (1401 Erato St)**

Built ~1848

7,000+/- sq ft, plus lofts & bell tower

10,600+/- sq ft land

Parking lot

40' ceilings

Numerous Stained Glass Windows

Brick & Masonry building

Metal Roof, new as of 2022

Marble floors

Four HVAC units

# Historic St. Theresa of Avila Church & Rectory

## **Rectory building (1404 Erato St)**

Built ~1915

5,800+/- sq ft

Three (3) floors

2,800+/- sq ft land

Walled courtyard

Wood frame & brick building

Raised foundation

Partial basement

Roof new as of 2022

Several porches & outdoor areas

Multiple mini-split HVAC units





# Historic St. Theresa of Avila Church & Rectory



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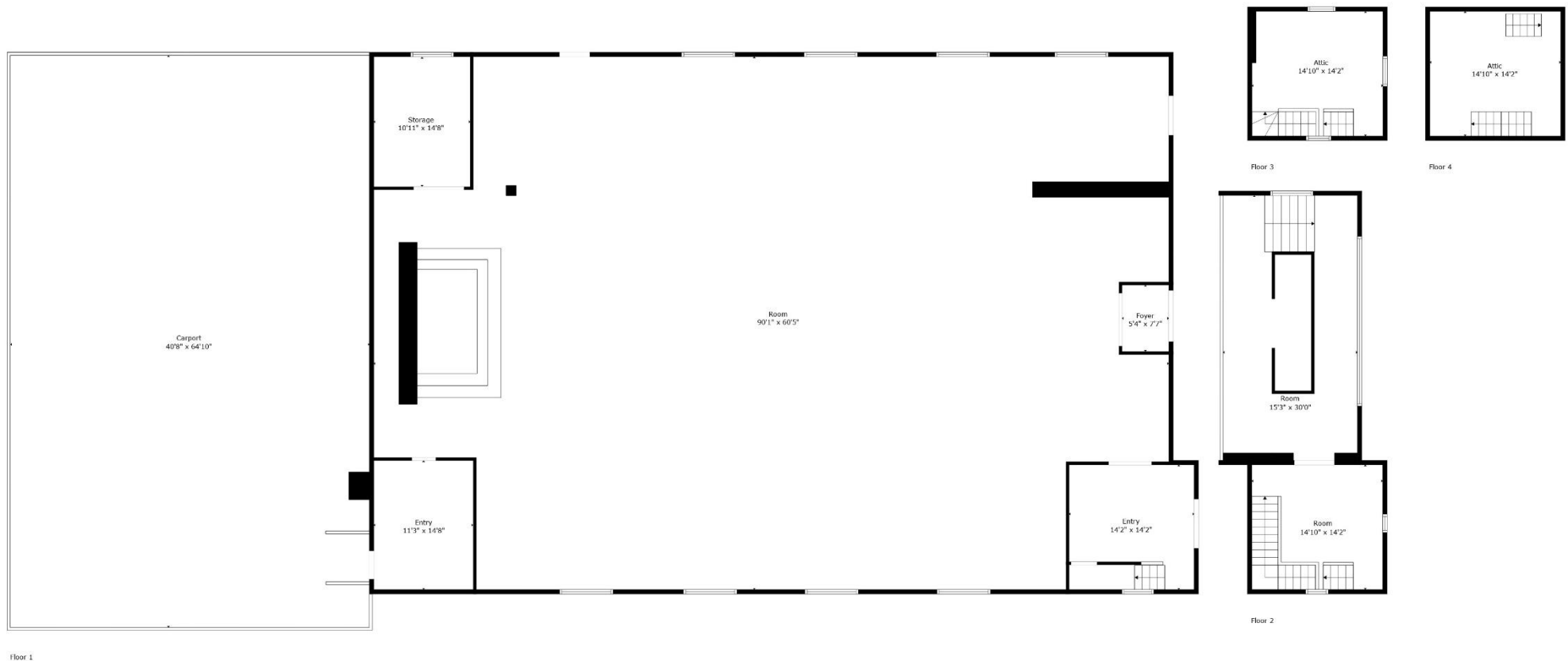


# Historic St. Theresa of Avila Church & Rectory





# Historic St. Theresa of Avila Church & Rectory



**Church Floor Plan**



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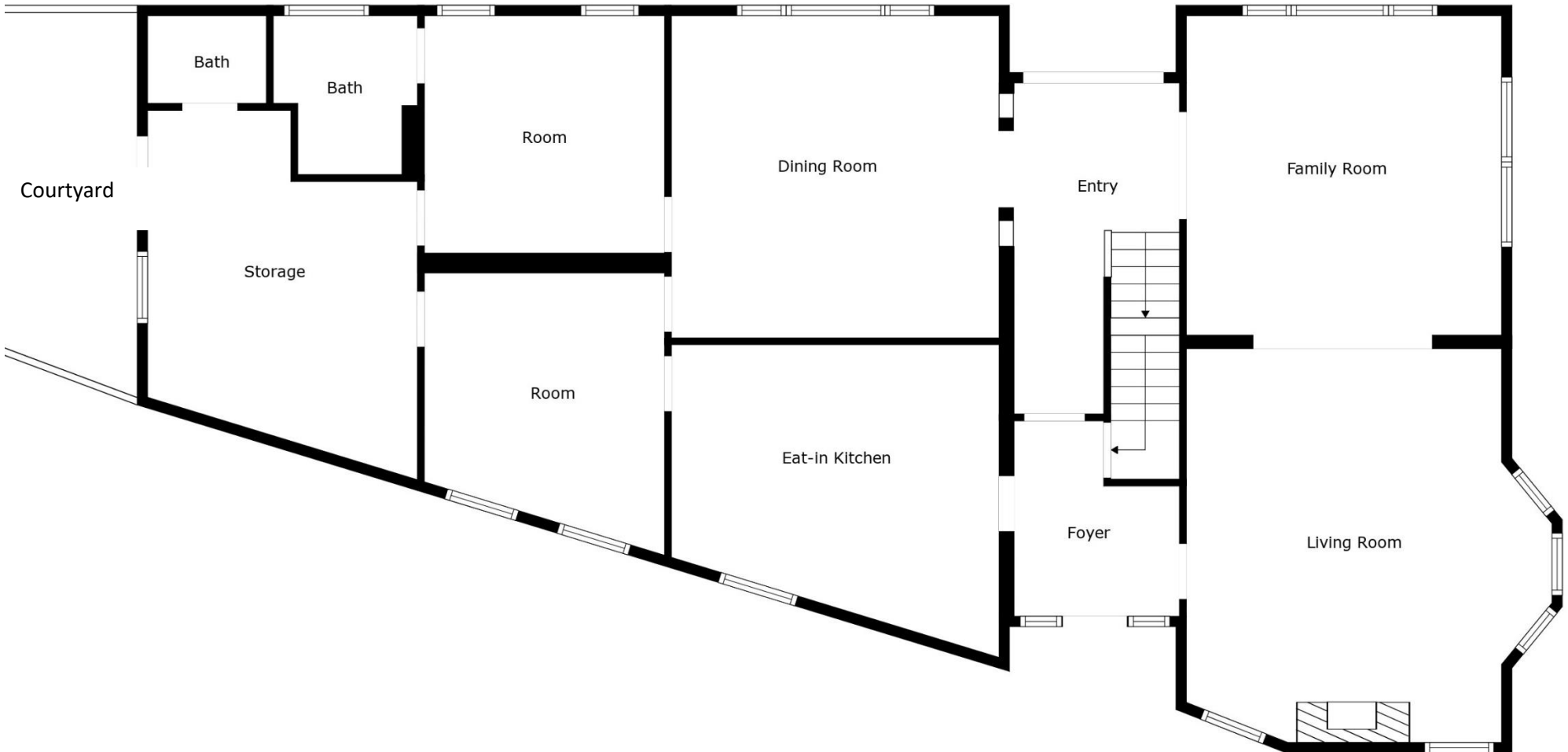
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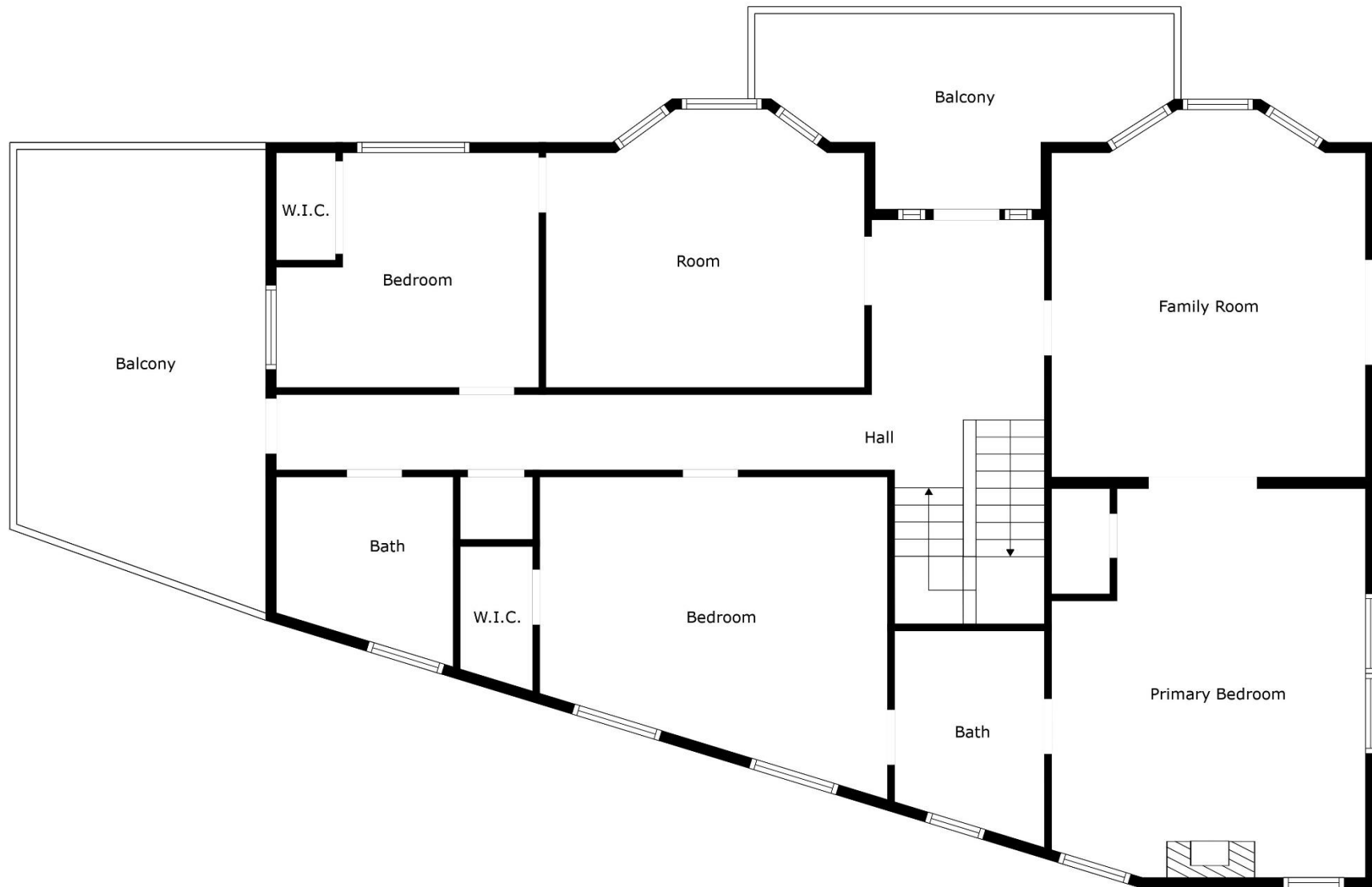
# Historic St. Theresa of Avila Church & Rectory



**Rectory -1<sup>st</sup> floor**



# Historic St. Theresa of Avila Church & Rectory



**Rectory - 2<sup>nd</sup> floor**



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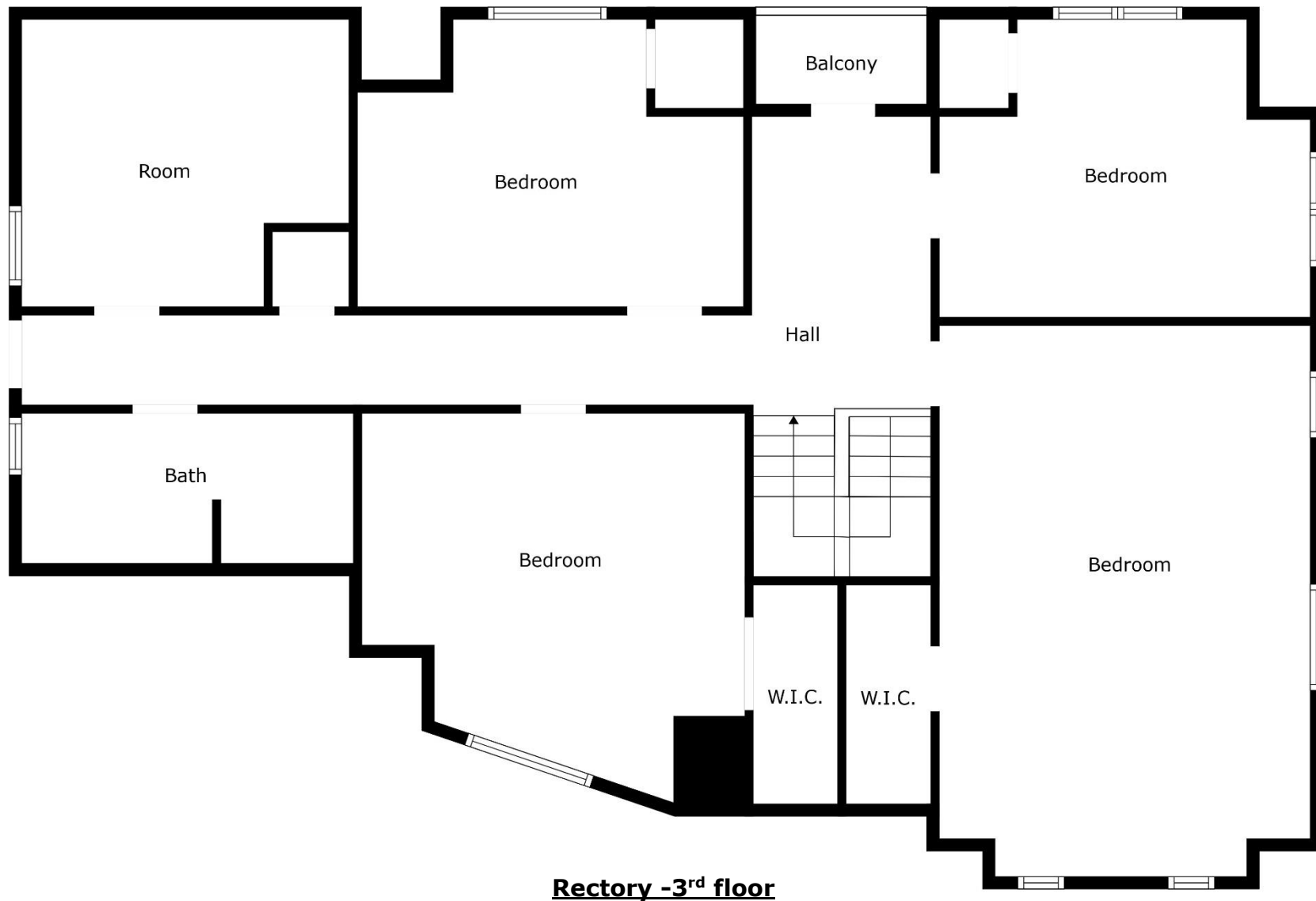
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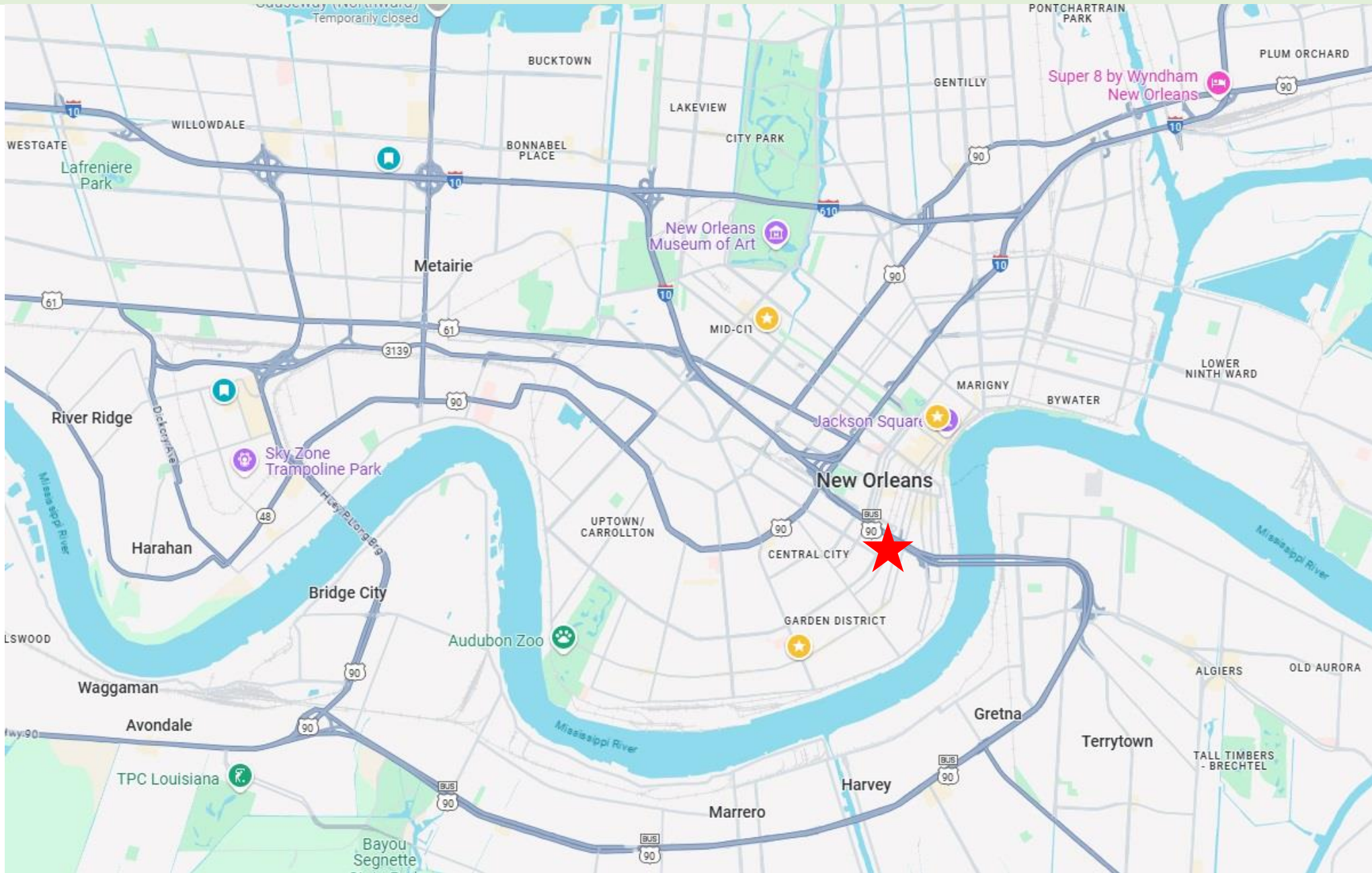
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