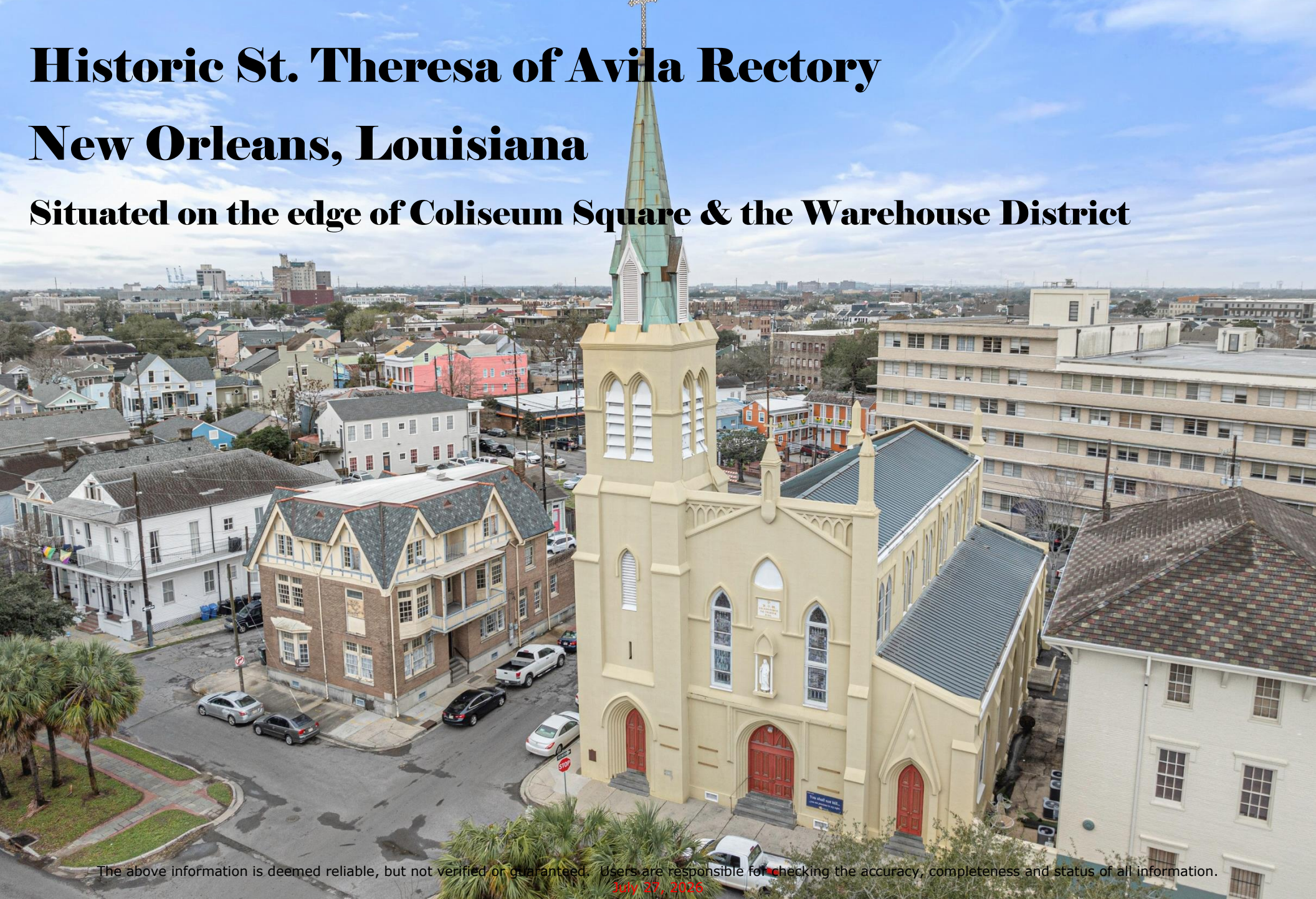


Historic St. Theresa of Avila Rectory

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.

July 31, 2025



DON RANDON
REAL ESTATE, INC.

825 Camp St, New Orleans, LA 70130 | 504-581-1111

Randy Argote

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Email: randy.argote@gmail.com

Historic St. Theresa of Avila 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 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

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

Asking Price

\$850,000.



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Historic St. Theresa of Avila 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 Rectory



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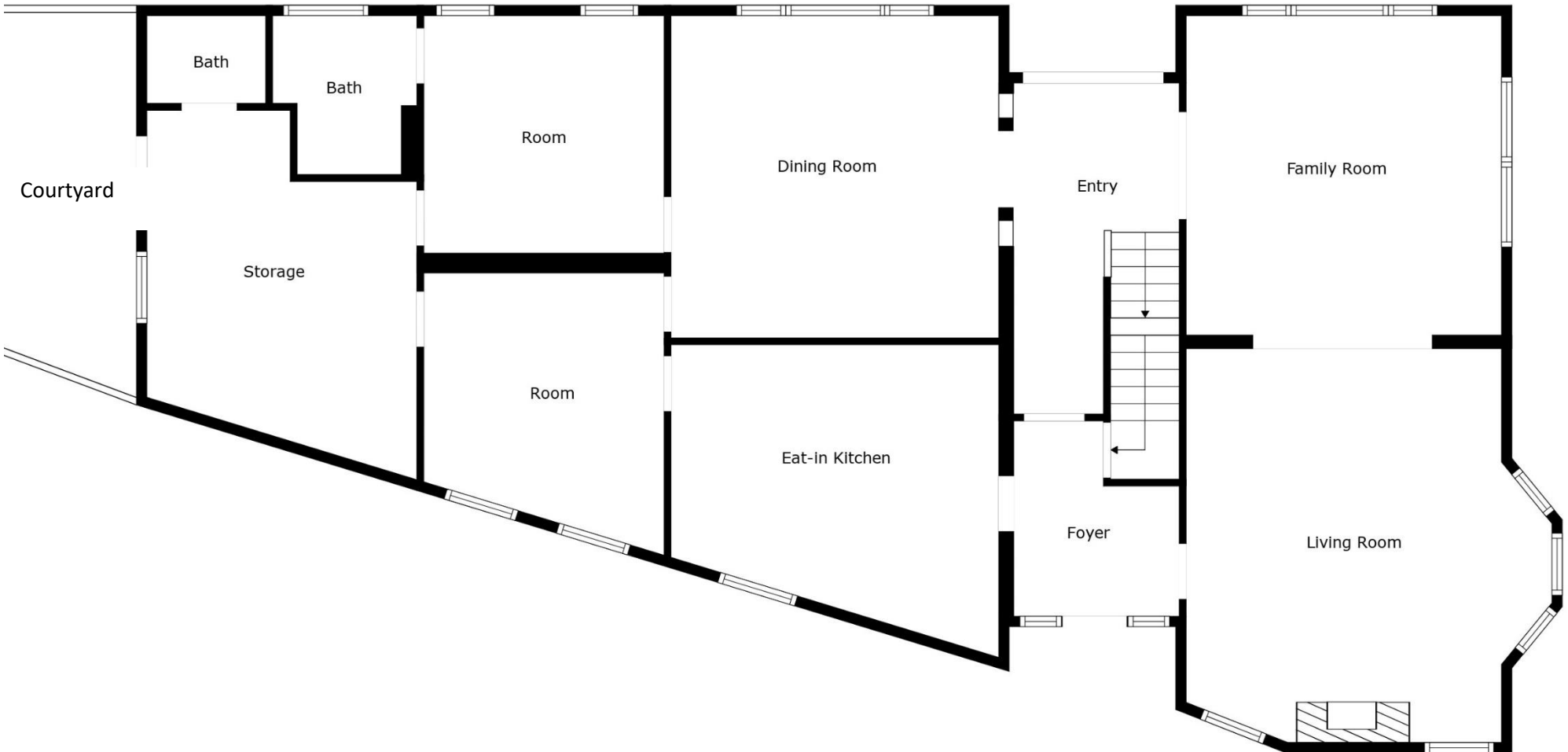
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Historic St. Theresa of Avila Rectory



Rectory -1st floor



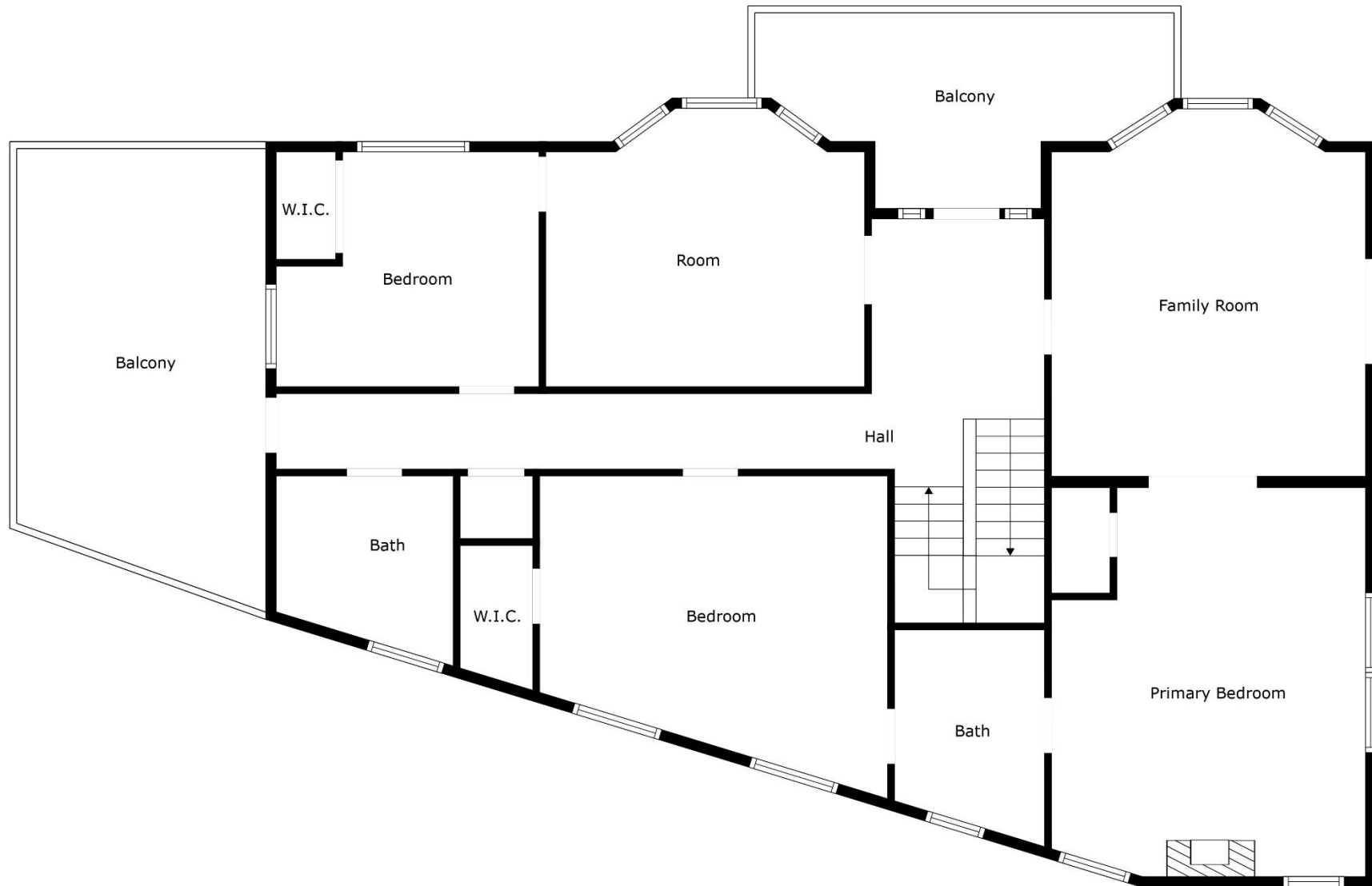
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Rectory -2nd floor



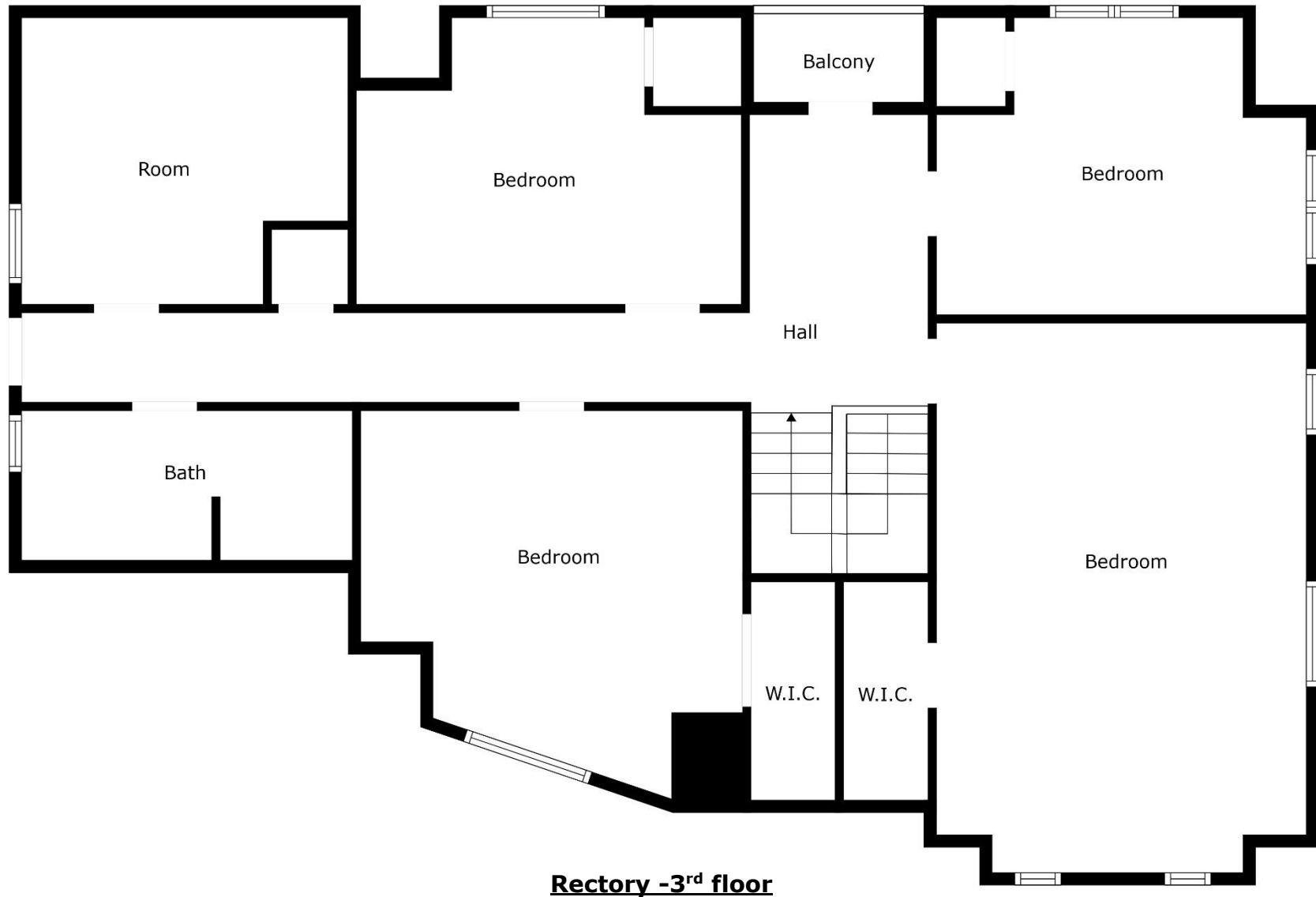
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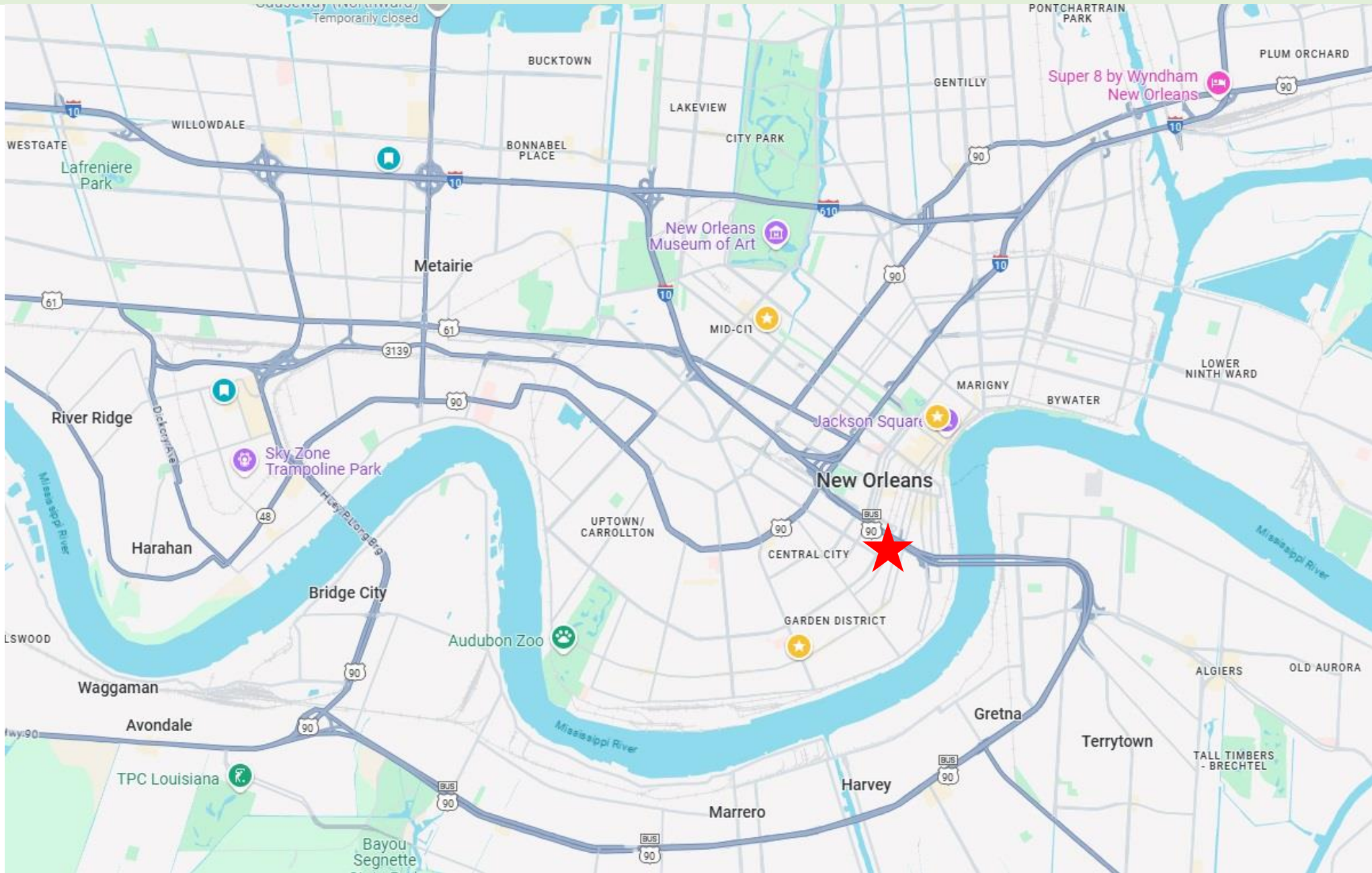
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