



LARGE UPTOWN BUILDING | FOR SALE

Historic School Building for Sale

2010 Peniston Street

NEW ORLEANS, LA 70115

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BUILT IN 1955 FOR USE AS A SCHOOL AND DORMITORY

2010 Peniston Street, New Orleans, LA 70115

PROPERTY DESCRIPTION

This 18,076 sf, two-story building sits on a 16,500-sf rectangular parcel in the densely developed Milan neighborhood of Uptown New Orleans. While primarily residential, this area on the lakeside of St. Charles Avenue also features popular retail destinations such as Martin Wine & Spirits, the recent redevelopment of the Fine Arts Theater Building that resulted in Zee's Pizzeria and Lucy Boone Ice Cream, the Mosquito Supper Club, and Columns. The property is only four blocks from St. Charles Avenue.

This building was renovated in 2015 for the school's day care/early elementary programs. The first floor has 9,434 sf of gross building area that is configured with nine

classrooms, several offices, and two kitchens. The second floor is gutted and ready for renovation with no interior finishes and is accessible via an interior elevator and stairwells.

Originally built for use as a school and dormitory, this property is used by the Waldorf School and the Benjamin Thomas Academy, who can remain as tenants. It can continue to serve as a school or childcare facility. It also has potential to be redeveloped, zoning and neighborhood ordinances permitting.

PROPERTY OVERVIEW

SIZE

18,076 sf building on a 16,500 sf land parcel

SALE PRICE

\$1,500,000

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2010 PENISTON STREET

IMAGES | FIRST FLOOR



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2010 PENISTON STREET

IMAGES | SECOND FLOOR & COURTYARD

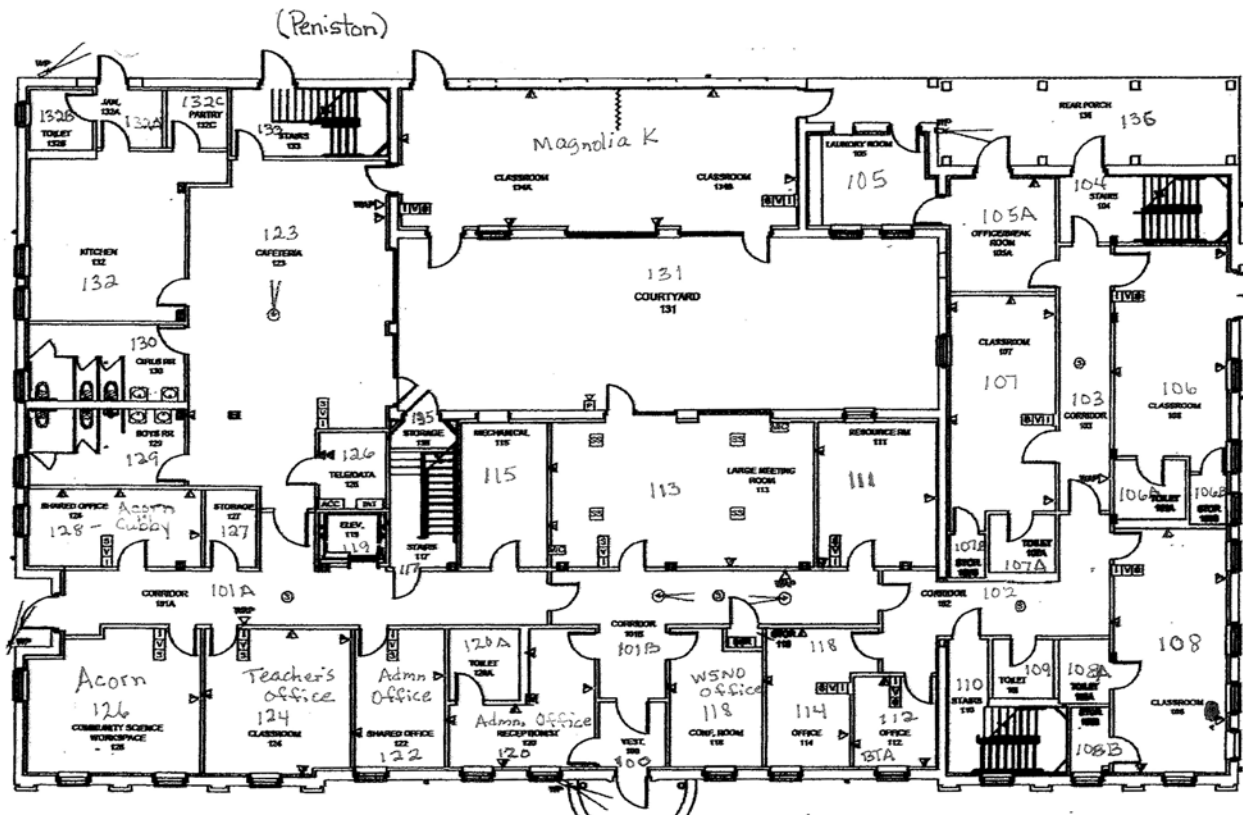


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ABOUT THE SITE



LOCATION

The site is in a block bounded by Peniston, Danneel, General Taylor, and S. Saratoga streets.

LAND SIZE

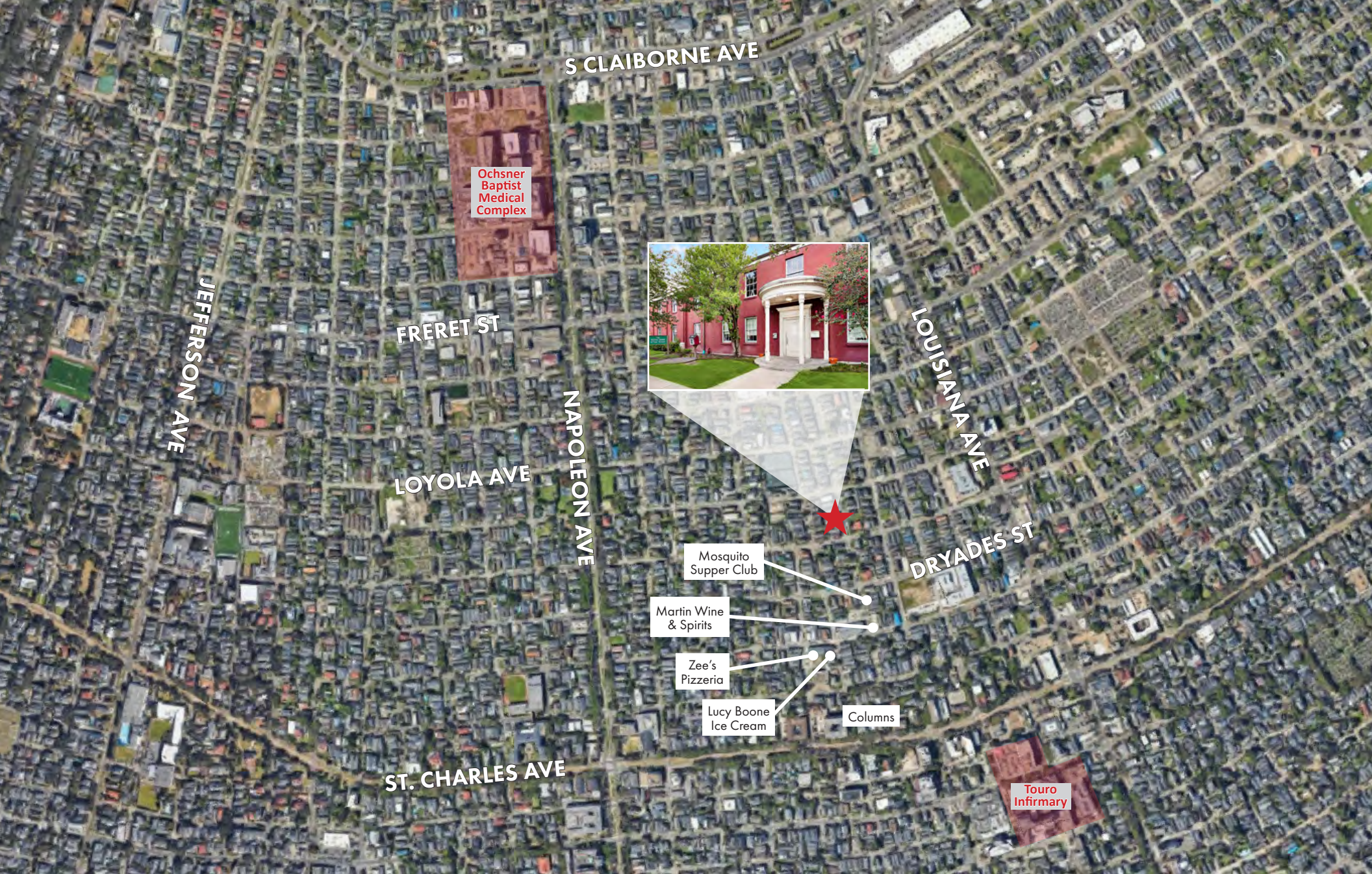
The lot has a depth of 110' and fronts Peniston by 150'.

ZONING

The property is zoned HU-RD1, which permits two-family developments. There is a conditional use ordinance (ZD114-18), which permits an educational facility in the HU-RD1 zoning.

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