



Commercial
MLS # **2582444**
620 JULIA ST, New Orleans, LA 70130
Bldg Type **CR**
Unit #
Parish **Orleans**
Subdiv
City **New Orleans**
Lot **6/35**
Legal Desc **Sq 181, Lot 6 or 35, Julia 26'3" x 105'**
Bounding St **Church, Camp St, Joseph St, Girod, St. Charles Ave.**
Directions **Between Camp and St. Charles Ave. Julia St is a one way heading away from River**

Status **Active**
Listing Type **ERS**
List Price **\$2,789,000**
Orig Price **\$2,789,000**
\$/SQFT **\$353.98**
Neighborhood **CBD**
CityLmt **Yes**
Limited Service **No**

Recent Cha10/20/2026 : NEW

General Information						
Whs Sqft		Exterior	BR,FR	Dock/# Doors/Size	TermCont	Yes
Offc Sqft		Stories	4.0	Elec Phase	Ceiling/Eave Ht	
Appx Living Area	6,817	Zoning	CDB-5	Elec Volts	Car Storage	NO
Total Area	7,879	Util Prov By: Gas	NA	Elec Amps	Ttl Current Rent	
SqFt Source:	Appraisal	Exp Prov By: Util		WtrFr/Nav	Sale Inc	
\$/SQFT	353.98	Lot Size	26'3 x 105	Water		
Year Built Effective	2025	Acres	0.00	Sewer		
Year Built	1832				Elec	Entergy
Year Built Details						
Year Built Source	Estimated	Janitor		Comm Area Maint	Rail Serv	
RETax		Ins		Potent Short Sale	Sprinkler	
Elevator		Elev Cert Avail	No	Eng Efficient Feat	LivQuarters	

Public Remarks for NOMAR Website and Public Viewing

An extraordinary piece of New Orleans history, beautifully restored for its next chapter. Located at 620 Julia Street, this distinguished townhouse is one of the famed Thirteen Sisters, the celebrated architectural ensemble that remains a defining landmark of the historic American Sector. Built in 1832 and meticulously restored in 2025, the property brings together elegant grandeur, significant original architectural treasures and remarkable versatility in the heart of the CBD's vibrant Arts District.

Rich in character and beautifully filled with natural light, the approximately 3,672 square foot main residence features four separate bedrooms, three full baths and one half bath. Gracious interiors and a wonderfully flexible floor plan create an exceptional setting for everyday living, memorable entertaining and the display of a treasured art collection. Throughout, the restoration reflects tremendous attention to detail and a deep respect for the building's architectural heritage.

The property's possibilities extend well beyond the main residence. Approximately 1,212 square feet of first floor Art Gallery on "Artist Row" or retail space establishes a compelling presence on Julia Street, while two separate luxury apartments provide additional flexibility: a spacious 1,241 square foot residence with two bedrooms and one full and one half baths, plus a separate three bedroom, one bath residence. An elegant central courtyard offers an intimate outdoor retreat, bringing a welcome sense of calm to this dynamic downtown setting.

The unexpected luxury is the independence these spaces provide. A substantial private residence, separate apartments and a commercial component come together within one historic property, creating opportunities to accommodate guests, pursue a creative business or explore income potential. Valuable CBD 5 zoning further enhances the possibilities for residential, commercial and retail uses, subject to applicable approvals.

Here, the city becomes an extension of home. Step outside into the celebrated galleries of Julia Street, stroll to Lafayette Square or enjoy dinner at acclaimed neighborhood destinations including Pêche, Herbsaint, Cochon, Emeril's and Gianna. Cultural discoveries are equally accessible, with The National WWII Museum and Ogden Museum of Southern Art nearby, along with The Sazerac House and the Southern Food & Beverage Museum within the surrounding downtown area. Positioned between the French Quarter and the Garden District, this exceptionally walkable address places art, dining, history and daily discovery at the center of life.

Architecturally significant, exquisitely restored and remarkably adaptable, 620 Julia Street offers the opportunity to own a distinguished part of New Orleans while shaping an extraordinary future within it.

Financial Information							
Ownr May Finance	No	Bond For Deed	No	3rd Party/REO	Neither	Lse Purch Poss	No
		Meas. Appx Not Guaranteed		Sold W Covenants/Restr	No	Sold As Is WOR	Yes

Agent Remarks

The seller requests 24 hours' advance notice for showings. Please simply log onto Showing Time to schedule your showing request. For any questions, please call Chris Smith at 504-231-2004.

Listing Agent Information

List Agent	SMITHCHR/Chris M. Smith	Agent Phone	(504) 231-2004	Agent Fax	
Agent Email	RealtorChrisSmith@gmail.com	Appt. Contact #	(504) 231-2004	Agent License #	000009641
List Broker	KEW101/Keller Williams Realty New Orleans	Office Phone	(504) 862-0100	Office Fax	(504) 862-0102

				Office License #	000048396
Attribution Contact				Internet Comments Y/N	Yes
Internet	Yes	Occupied	Internet Valuation	Yes	
			Entered By	JDM	
List Date	10/20/2026	Under Contract	Expire Date	04/14/2027	
Showing Instruct:				Shown By	A,S
				DOM	1

Prepared By: Chris Smith

Information Deemed Reliable, Not Verified or Guaranteed

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