



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

COMMERCIAL SPACE | FOR SALE OR LEASE

Flexible Commercial Space in the Lakefront

2220 Lakeshore Drive
NEW ORLEANS, LA 70122

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FORMER EPISCOPAL CHURCH BUILDING

2220 Lakeshore Drive, New Orleans, LA 70122

DESCRIPTION

Highly flexible space is available in this Episcopal Diocese of New Orleans building located on Lakeshore Drive. Formerly the Chapel of the Holy Comforter, this building spans 7,636 sf on 14,094 sf of land. It features six rooms/offices, a dining area, a room used for services, and a kitchen. There is abundant public parking located in front of the building, which is shared with neighboring tenants.

Situated in a visible residential section of Gentilly, the

property abuts Lake Oaks Park. It is only one block from the University of New Orleans and The Beach at UNO, while in less than one mile is the UNO Lakefront Arena, Rouses, PJ's Coffee, and other restaurants. This location, coupled with the zoning of S-RS, ensures this property would be ideal for a variety of uses such as a church, a daycare center, a community center, and more.

OVERVIEW

SIZE	7,636 sf building 14,094 sf land
RENTAL RATE	\$11/sf, NNN
SALE PRICE	\$1,000,000
ZONING	S-RS
FLOOD ZONE	X (7' above sea level)



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2220 LAKESHORE DRIVE

IMAGES



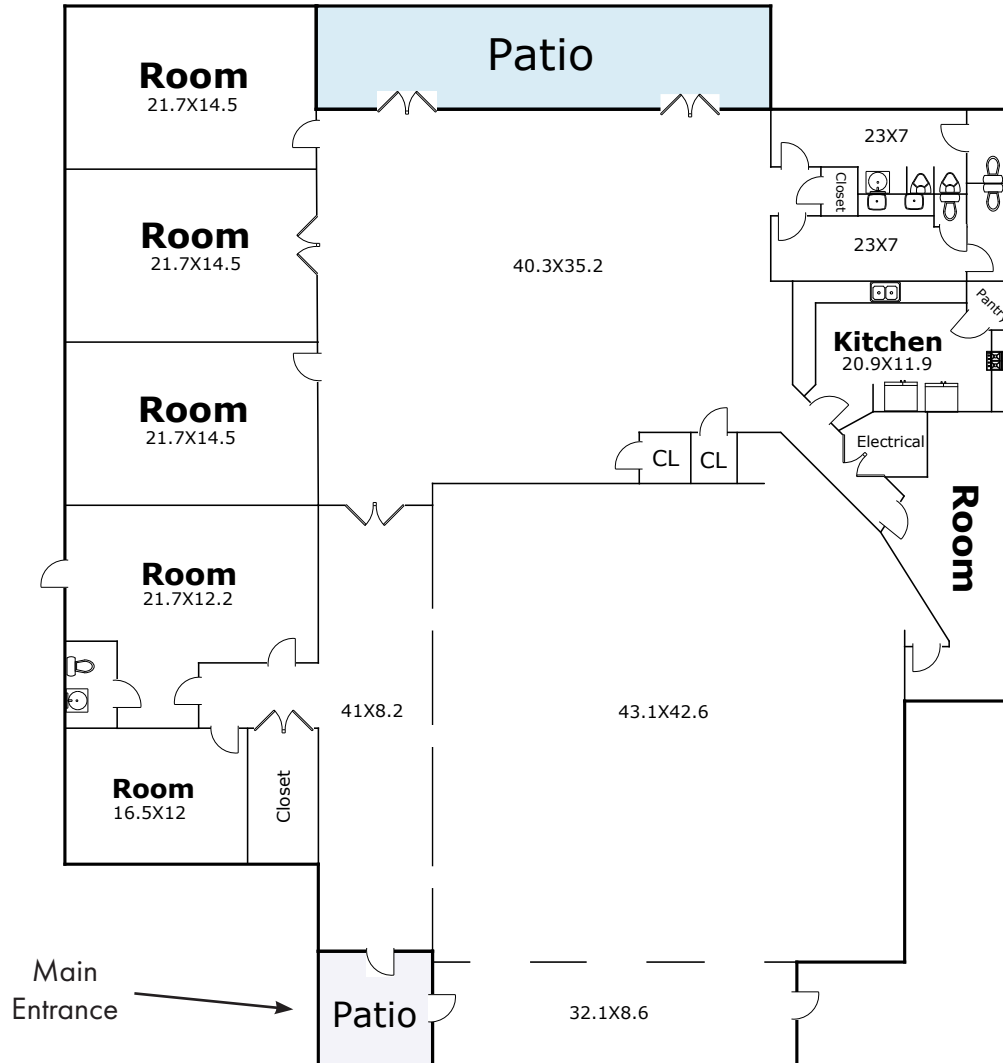
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2220 LAKESHORE DRIVE

FLOOR PLAN AND ZONING



For guidance only. Measurements are approximate and are not guaranteed.

ZONING

The S-RS Single-Family Residential District is intended for single-family residential neighborhoods developed after World War II where a more uniform lotting pattern is evident with larger, generally uniform setbacks. Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.

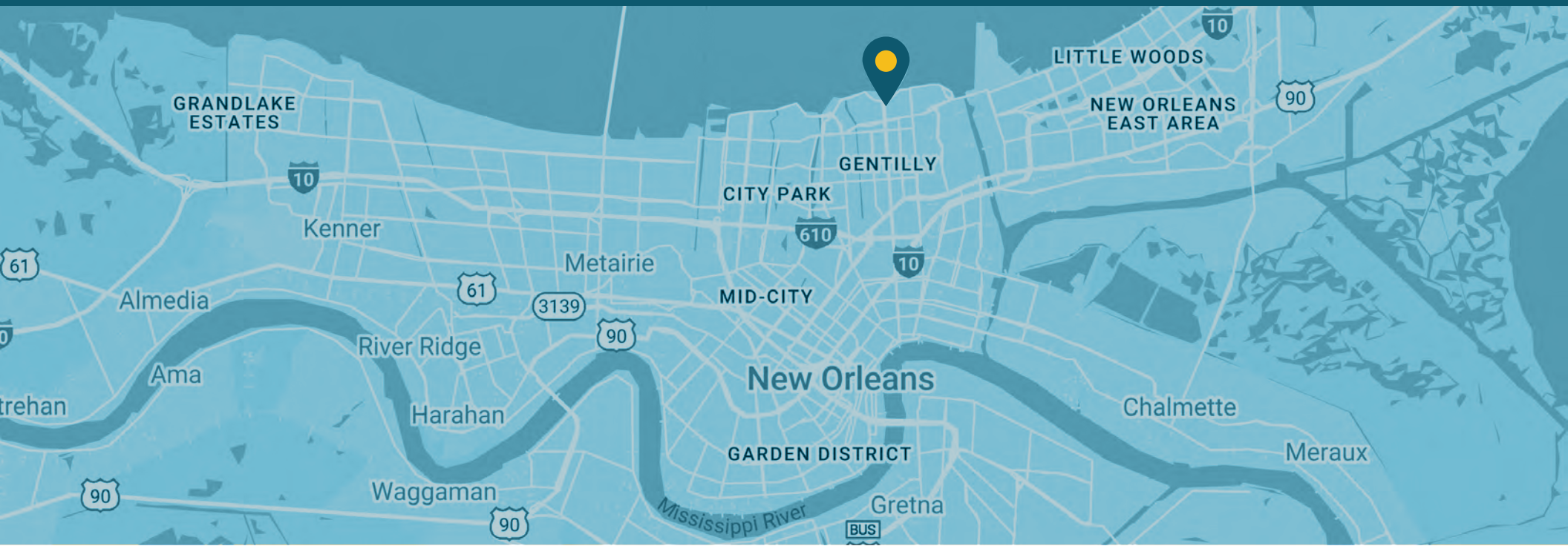
Additional permitted uses include, but are not limited to, small group homes, government offices, and private residential recreation facilities. Conditional uses include large and small child care centers, community centers, cultural facilities, primary or secondary educational facilities, and social clubs or lodges.



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