



# CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

REDEVELOPMENT OPPORTUNITY | FOR SALE

## Former Church & School Property for Sale

1901 St. Roch Ave/1927 St. Roch Ave/1835 St. Roch Ave

NEW ORLEANS, LA 70117

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## FORMER CHURCH, SCHOOL, AND RECTORY FOR SALE

1901 St. Roch Ave/ 1927 St. Roch Ave/ 1835 St. Roch Ave, New Orleans, LA 70117

### DESCRIPTION

This property was formerly used by Our Lady Star of the Sea Catholic Church and includes a church, school, and rectory. They are being marketed as a package; however, it is possible to buy the rectory (1835 St. Roch Ave) separately. The school and church must be purchased together. Located directly across the street from St. Roch Park, these buildings date back to the 1930s and are primed for redevelopment.

The church boasts beautiful architecture, breathtaking murals, and a large cupola. The

property has been preserved in very good condition. The two-story school is currently in shell condition and ready for redevelopment. The rectory on the corner of St. Roch Ave and N. Prieur St can be used as an auxiliary property to the church and school, or as a single-family home.

St. Roch is one of the city's oldest neighborhoods, dating back to the 1830s, and has a rich history. This is an excellent opportunity to participate in its resurgence.

### OVERVIEW

**1927 St. Roch Ave (school)** - 18,442 sf

**1901 St. Roch Ave (church)** - 10,064 sf

- Total site: 113,652 sf

**1835 St. Roch Ave (rectory)**

- 5,283 sf residence and 13,248 sf land

### SALE PRICE

\$1,575,000 for all

- \$425,000 rectory
- \$1,150,000 church and school (includes 20-space parking lot)



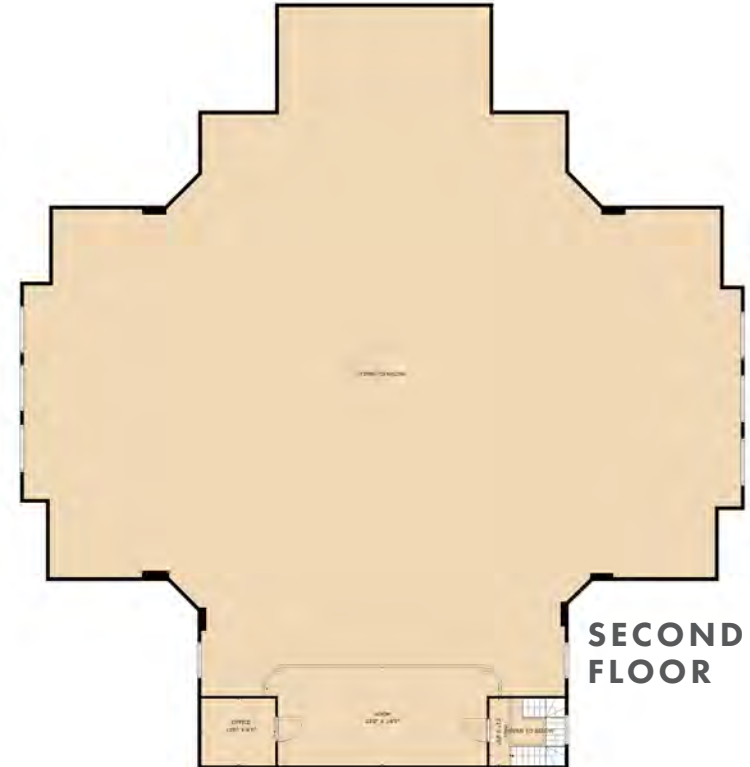
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# 1901 ST. ROCH AVE (CHURCH)

## PICTURES AND SITE PLAN



*dimensions are approximate and should be verified by purchaser*



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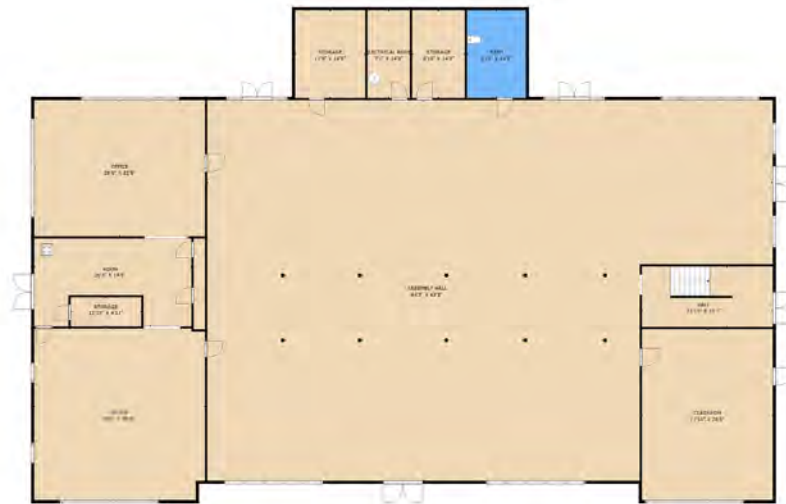
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# 1927 ST. ROCH AVE (SCHOOL)

## PICTURES AND SITE PLAN



FIRST FLOOR



SECOND FLOOR



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# 1835 ST. ROCH AVE (RECTORY)

## PICTURES AND SITE PLAN



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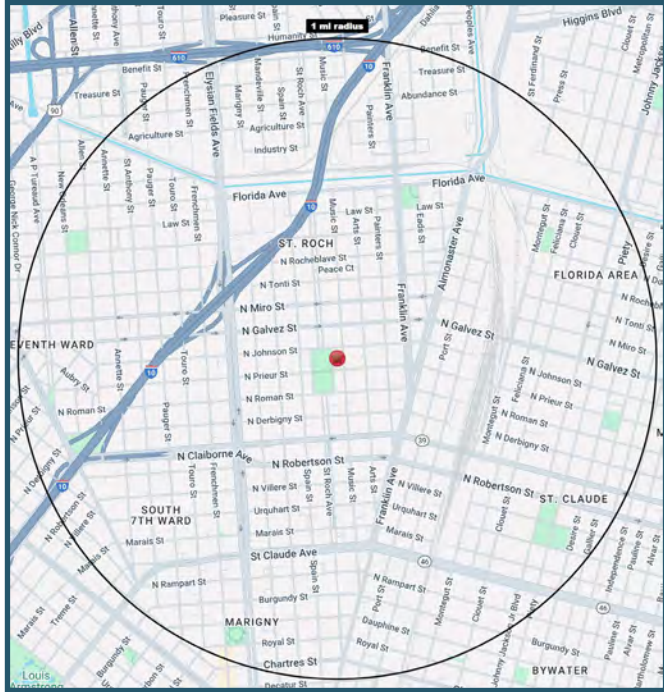
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# ST. ROCH AVE

## ABOUT THE NEIGHBORHOOD



### ZONING

The **Historic Urban Two-Family Residential District** (HU-RD2) is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

### DEMOGRAPHICS (EST. 2024)

	<u>1 mile</u>
Population:	21,021
Average HH Income:	\$64,662
Median HH Income:	\$43,194
Daytime Population:	5,150

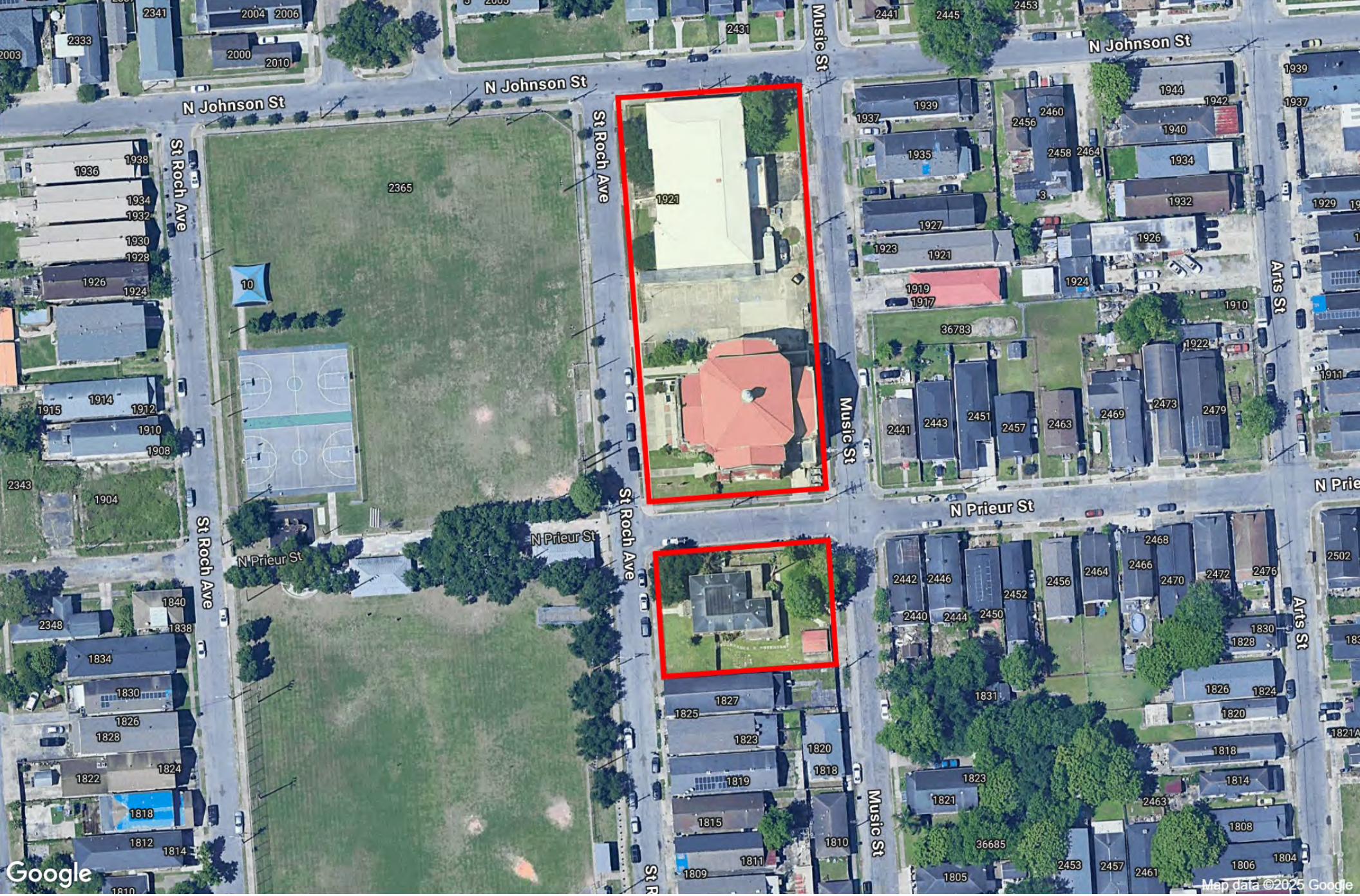


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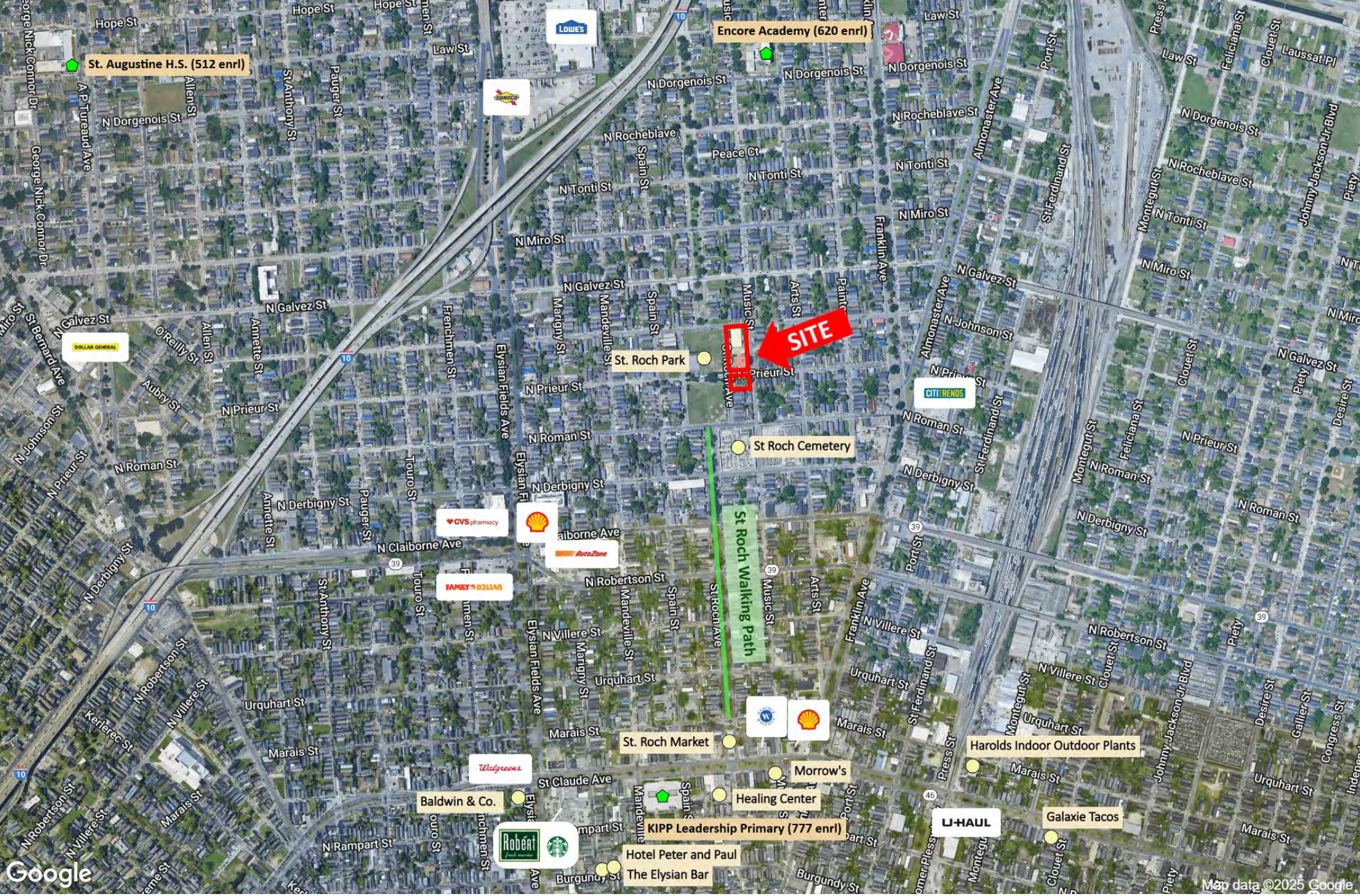


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