



LARGE UPTOWN BUILDING | FOR SALE

Historic School Building for Sale

2010 Peniston Street

NEW ORLEANS, LA 70115

Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005

Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142



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, which will vacate at the end of the 2026-2027 school year. 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

\$1,200,000

DATE AVAILABLE

Summer 2027

Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005

Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142

2010 PENISTON STREET

IMAGES | FIRST FLOOR



Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005

Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142

2010 PENISTON STREET

IMAGES | SECOND FLOOR & COURTYARD

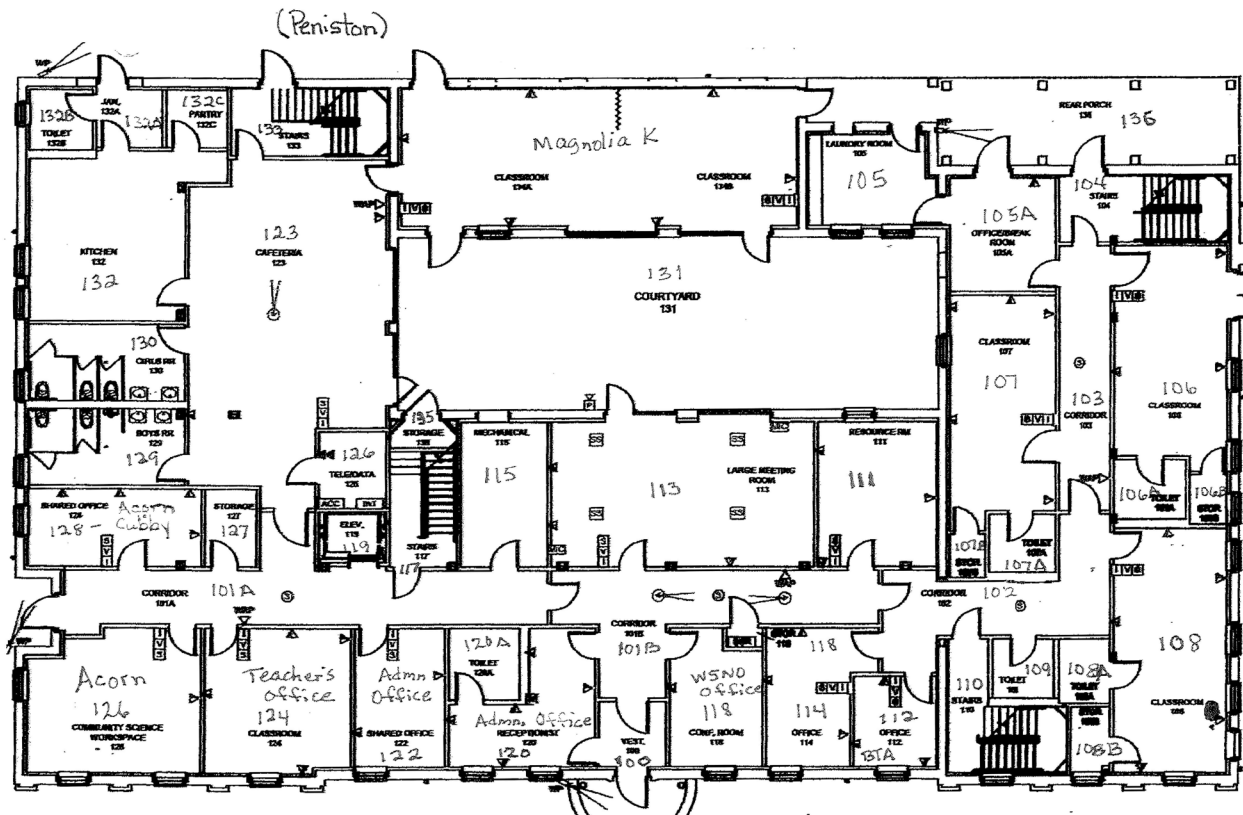


Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005

Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142

2010 PENISTON STREET

ABOUT THE SITE



LOCATION

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

LAND SIZE

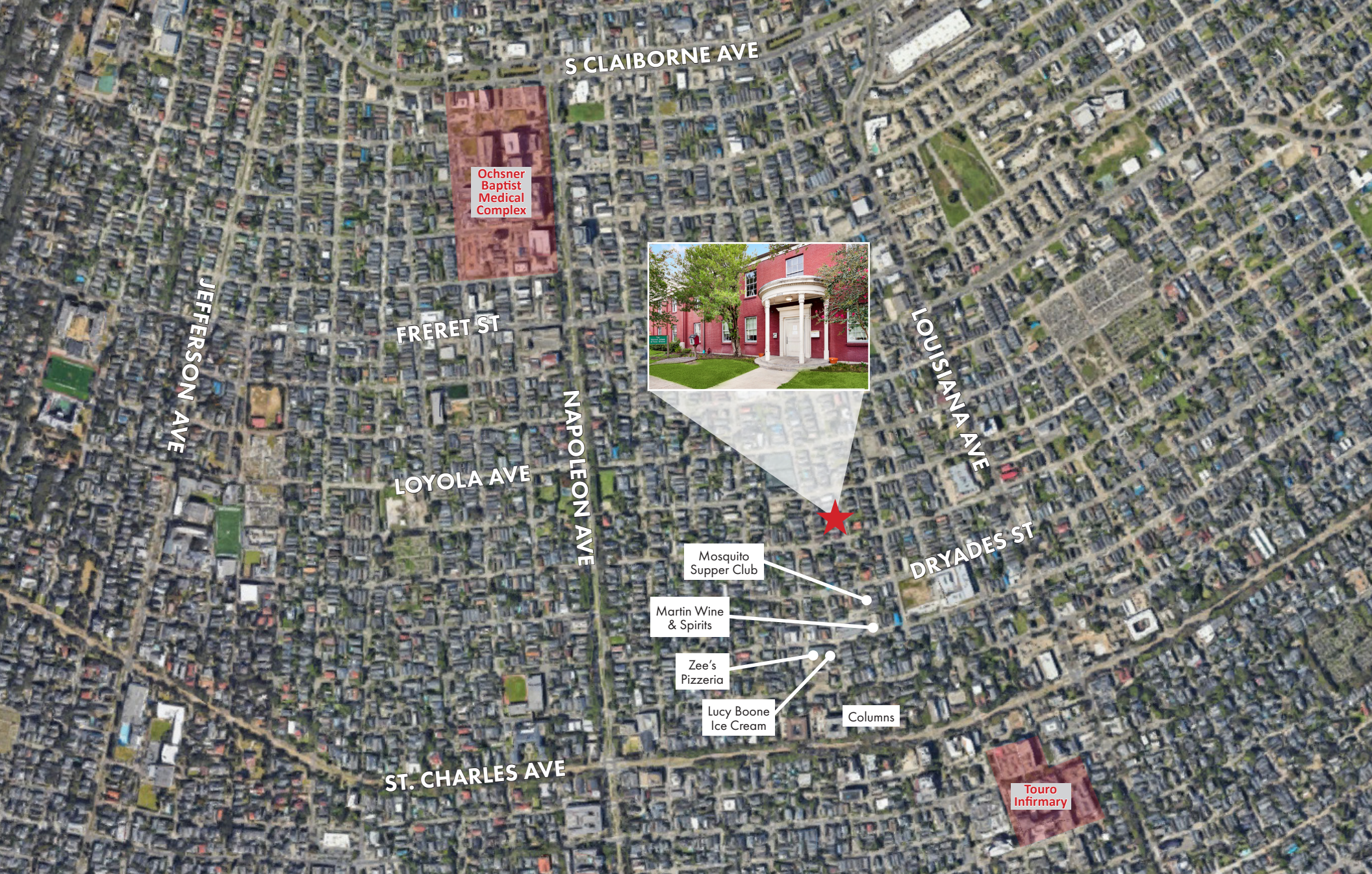
The lot has a depth of 110' and fronts Peniston by 150'.

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.

Austin Lavin CCIM
CORPORATE REALTY
 alavin@corp-realty.com
 504.581.5005

Ansley Gilyot Garibaldi
COMPASS
 ansley@neworleansluxuryliving.com
 504.606.6142



2010 PENISTON STREET

Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005

Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142

LARGE UPTOWN BUILDING | FOR SALE

Historic School Building for Sale

2010 Peniston Street, New Orleans, LA 70115



Austin Lavin CCIM
CORPORATE REALTY
alavin@corp-realty.com
504.581.5005



Ansley Gilyot Garibaldi
COMPASS
ansley@neworleansluxuryliving.com
504.606.6142

CORPORATE REALTY

201 St. Charles Ave., Suite 3811
New Orleans, LA 70170
504.581.5005



7034 Maple St.
New Orleans, LA 70118
504.940.4752

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana. 7/2026

Customer Information Form

What Customers Need to Know When Working With Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client’s consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

