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COMMERCIAL REAL ESTATE

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LARGE GARDEN DISTRICT HOTEL/REDEVELOPMENT SITE

1608 St. Charles Avenue, et al, New Orleans, LA 70130



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DESCRIPTION

Available for sale, 1608 St. Charles, et al, represents a truly one of a kind acquisition opportunity in the thriving Lower Garden District commercial corridor. With prominent frontage on historic St. Charles Avenue and the streetcar line, as well as strong visibility along Prytania Street, the property is ideally positioned for a transformative mixed-use or hospitality-driven project. Preliminary zoning analysis and conceptual plans support a boutique hotel with a bar, restaurant, outdoor pool/lounge area, and on-site parking.

All buildings are currently vacant or occupied on a MTM basis, allowing near-term redevelopment flexibility or the opportunity for a covered land play. The offering includes:

- 1608 St. Charles: Two commercial units and nine residential units
- 1607 Prytania: Dry cleaning drop-off/warehouse with second floor
- Additional parcels: Vacant land (current parking income via lease)

Ownership is considering a sale for the entire package, or the St. Charles Frontage with Terpsichore lots (listed separately at \$2,300,000.00) or the Prytania Building with the associated Prytania lot (listed separately at \$995,000.00).

LAND SIZE: 30,395 SF (.7 AC) **ZONING:** MU-1/HU-MU

BLDG SIZE: 10,835 SF **SALE PRICE:** \$3,200,000

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,542	26,718	161,187
AVERAGE HH INCOME	\$92,389	\$105,432	\$93,811



AERIAL VIEW

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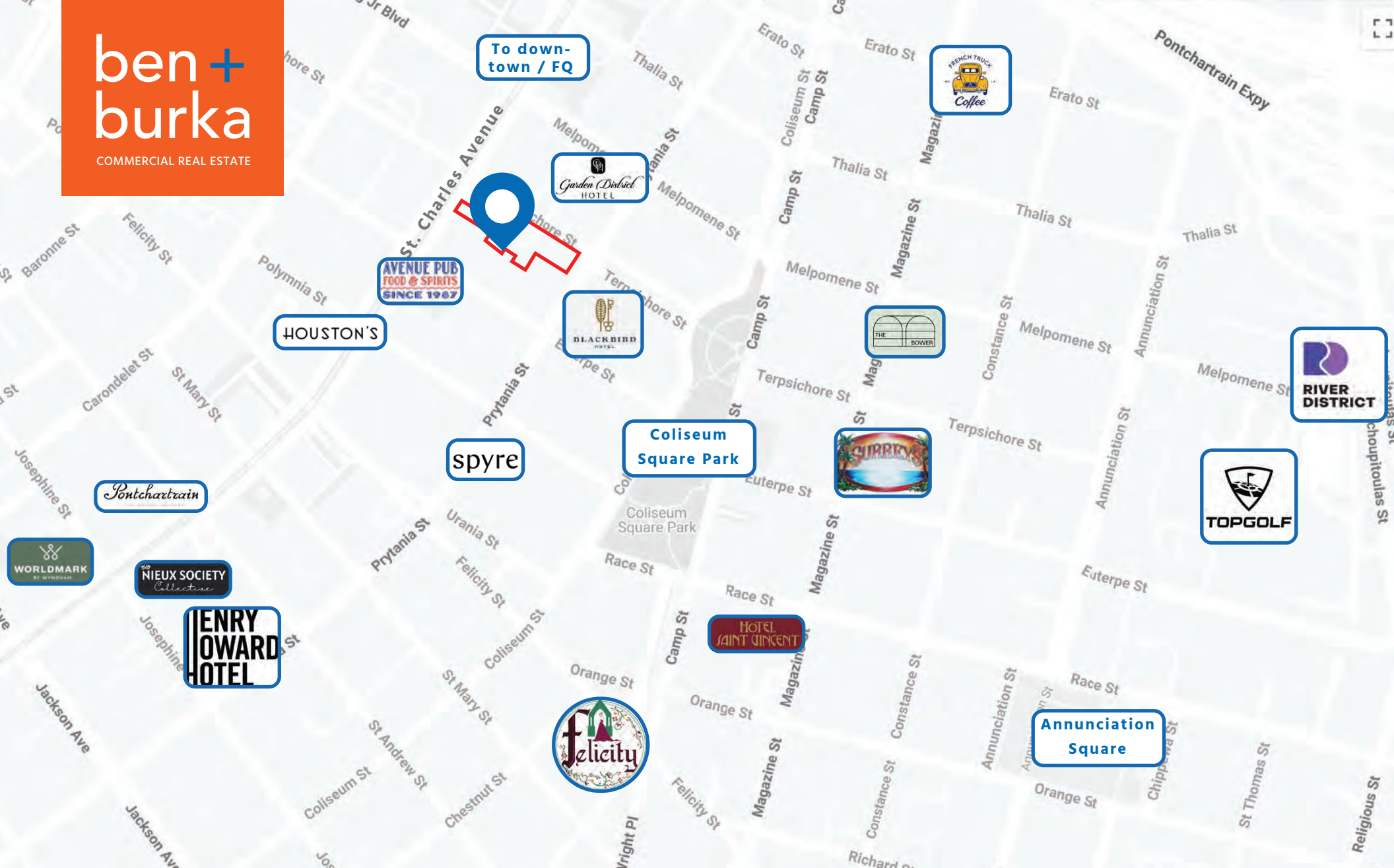
SAMPLE INTERIOR PHOTOS



AERIAL VIEW

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POINTS OF INTEREST MAP

📍 1608 St. Charles Avenue, et al, New Orleans, LA 70130

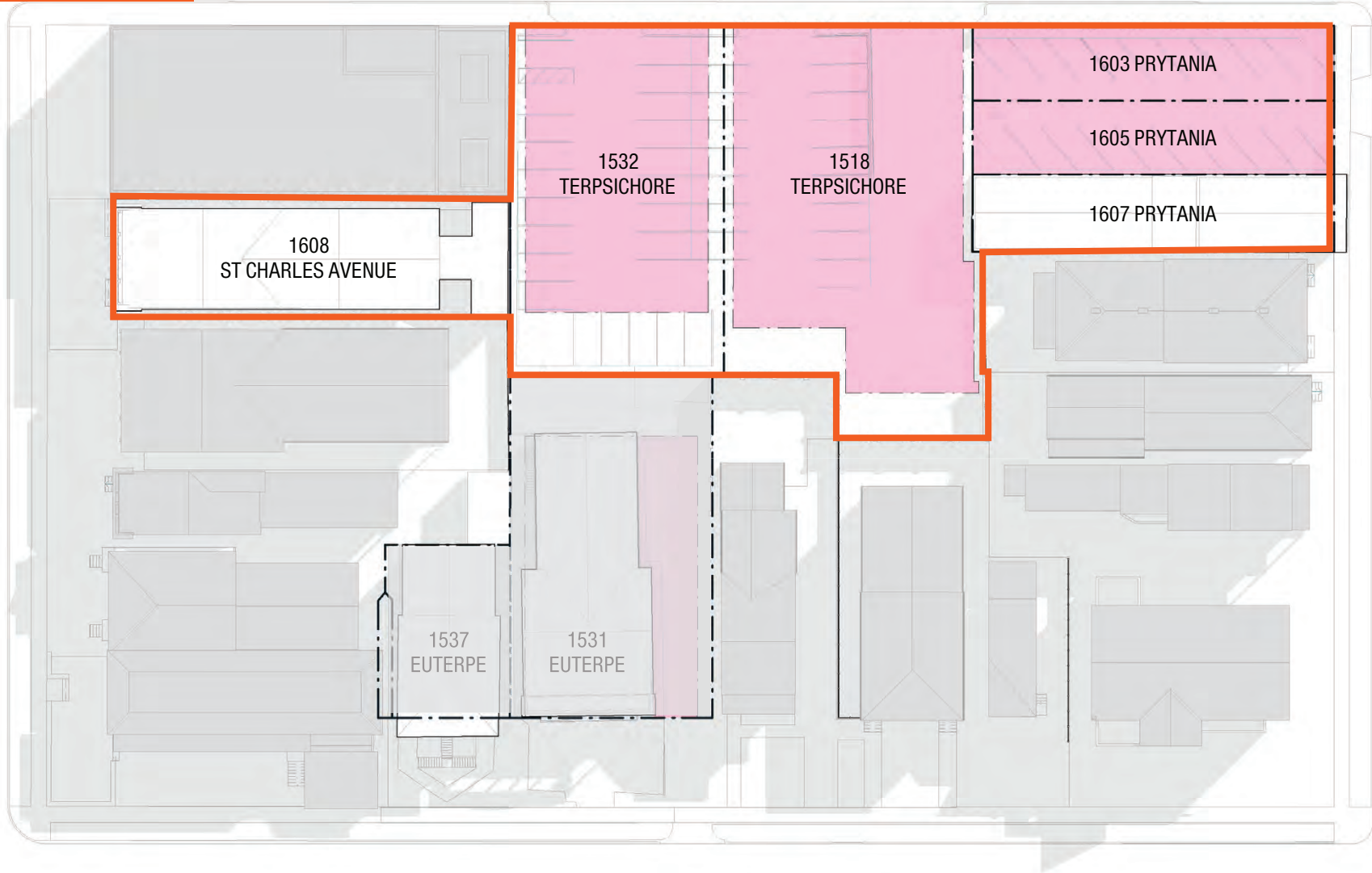
TERPSICHORE

ST CHARLES

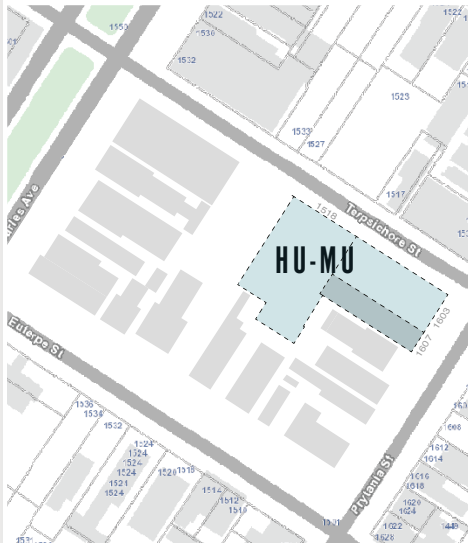
PRYTANIA

EUTERPE

SITE PLAN - EXISTING CONDITIONS





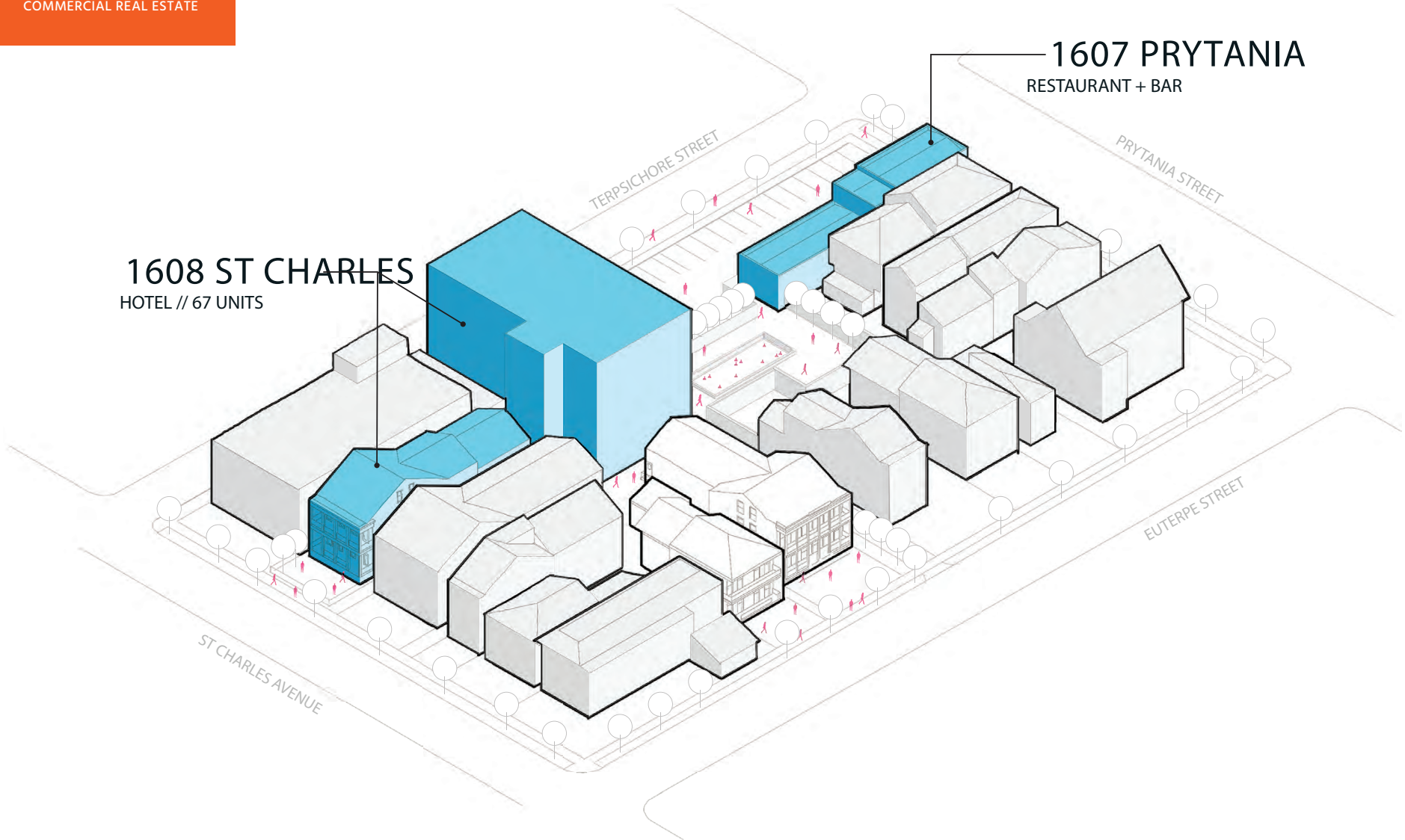


ZONING ITEM	MU-1 // MEDIUM INTENSITY MIXED-USE		HU-MU // NEIGHBORHOOD MIXED-USE	
	RESTRICTIONS + VALUES	NOTES	RESTRICTIONS + VALUES	NOTES
PERMITTED USES				
AMUSEMENT FACILITY, INDOOR	PERMITTED	Section 20.3.E	PERMITTED	20.3.E (Pool Hall, Bowling, etc)
ART GALLERY	PERMITTED		PERMITTED	
ARTS STUDIO	PERMITTED		PERMITTED	
BAR	CONDITIONAL	20.3.G	CONDITIONAL	20.3.G
CATERING KITCHEN	PERMITTED		PERMITTED	
HEALTH CLUB	PERMITTED		PERMITTED	
HOTEL/MOTEL	PERMITTED		CONDITIONAL	
MICRO-BREWERY	PERMITTED		PERMITTED	
MICRO-DISTILLERY	PERMITTED		PERMITTED	
OFFICE	PERMITTED		PERMITTED	
PERSONAL SERVICE ESTABLISHMENT	PERMITTED		PERMITTED	
PUBLIC MARKET	PERMITTED	Section 20.3.TT	PERMITTED	20.3.TT
RECORDING STUDIO	PERMITTED		PERMITTED	
RESTAURANT, CARRY-OUT	PERMITTED	20.3.ZZ	PERMITTED	20.3.ZZ: No holding bar allowed 20.3.ZZ: If serving alcohol, hours limited to 6am-10pm Sun-Wed, 6am-12am Th-Sat. No holding bar allowed 20.3.ZZ: If serving alcohol, hours limited to 6am-10pm Sun-Wed, 6am-12am Th-Sat
RESTAURANT, SPECIALTY	PERMITTED	20.3.ZZ	PERMITTED	
RESTAURANT, STANDARD	PERMITTED	20.3.ZZ	PERMITTED	
PARKING LOT (ACCESSORY USE)	PERMITTED	PER 22.8.B.2.A	PERMITTED	PER 22.8.B.2.A
PARKING LOT (PRINCIPAL USE)	CONDITIONAL	20.3.00	CONDITIONAL	20.3.00
PARKING STRUCTURE (PRINCIPAL USE)	CONDITIONAL	20.3.00	CONDITIONAL	20.3.00
BASE ZONING RESTRICTIONS				
MINIMUM LOT AREA	NONE	FOR NON-RESIDENTIAL USES	NONE	FOR NON-RESIDENTIAL USES
MAXIMUM TOTAL FLOOR AREA - COMMERCIAL USE	NONE		5,000 SQ FT	5,000-10,000 SQ FT CONDITIONAL, >10,000 SQ FT PROHIBITED
MINIMUM LOT WIDTH	NONE		NONE	FOR NON-RESIDENTIAL USES
MAXIMUM BUILDING HEIGHT	60' & 5 STORIES MAX	FOR NON-RESIDENTIAL USES	40' & 3 STORIES MAX	
MINIMUM PERMEABLE OPEN SPACE	20% OF LOT AREA		10% OF LOT AREA	

BASE ZONING RESTRICTIONS

1608 ST CHARLES
HOTEL // 67 UNITS

1607 PRYTANIA
RESTAURANT + BAR



PROPOSED MASSING

TERPSICHORE STREET

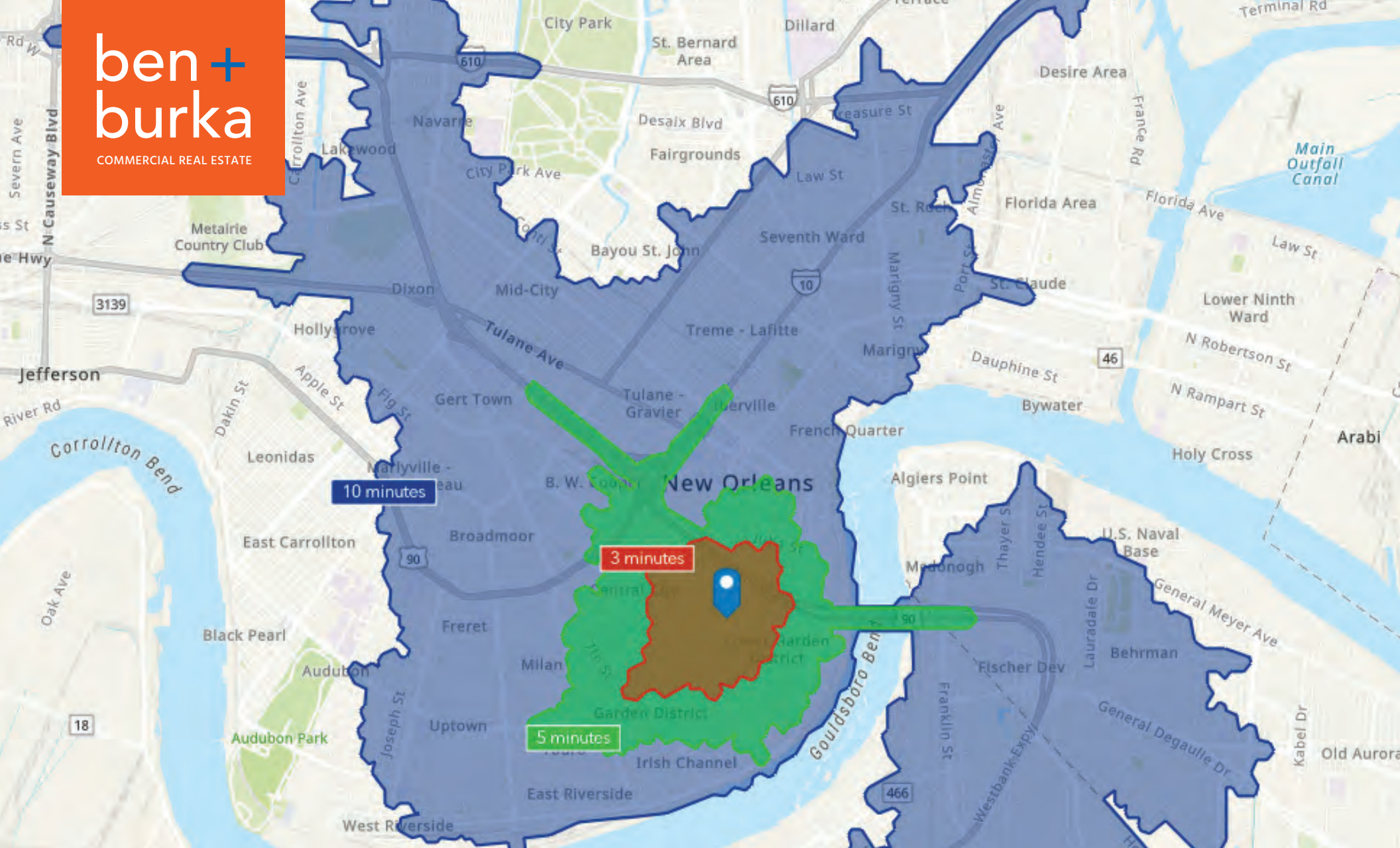
1608 ST CHARLES
HOTEL // 67 UNITS

1607 PRYTANIA
RESTAURANT + BAR

PROPOSED SITE PLAN



CONCEPTUAL RENDERINGS



DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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