



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



LARGE GARDEN DISTRICT HOTEL/REDEVELOPMENT SITE

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



LARGE GARDEN DISTRICT HOTEL/REDEVELOPMENT SITE

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

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 tenant-occupied on a month-to-month 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
- 1531–33 Euterpe: Eight 1br/1ba units in shell condition
- 1537 Euterpe: Four 2br/1ba units in shell condition
- 1607 Prytania: Dry cleaning drop-off/warehouse with second floor
- Additional parcels: Vacant land (current parking income via lease)

This assemblage presents a rare chance to shape a prominent corner of the Lower Garden District with significant scale, historic charm, and flexible zoning potential.

LAND SIZE: 39,686 SF (.91 AC) **ZONING:** MU-1/HU-MU

BLDG SIZE: 19,621 SF **SALE PRICE:** \$4,250,000

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

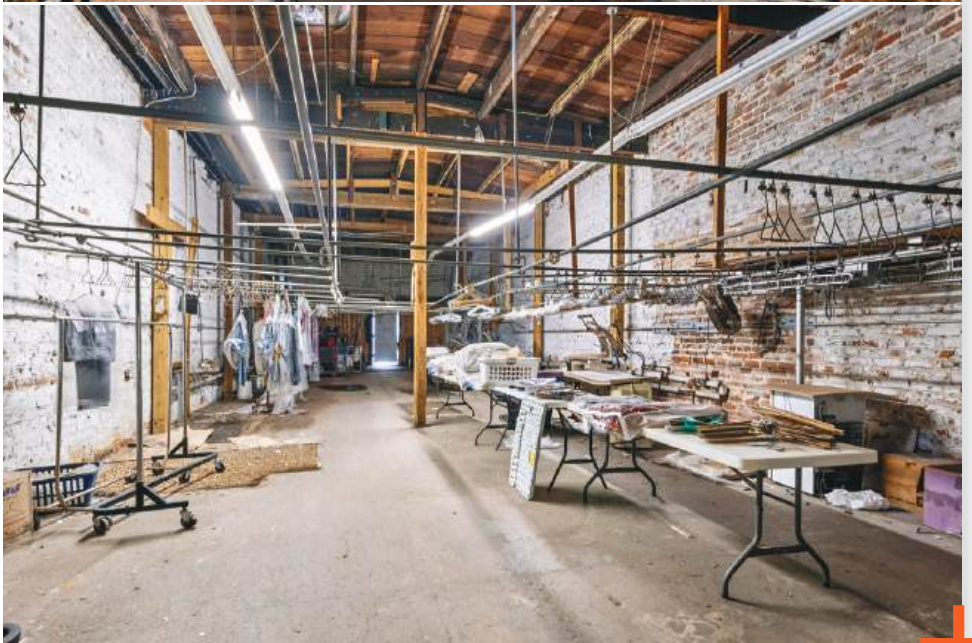


AERIAL VIEW



ben +
burka

COMMERCIAL REAL ESTATE



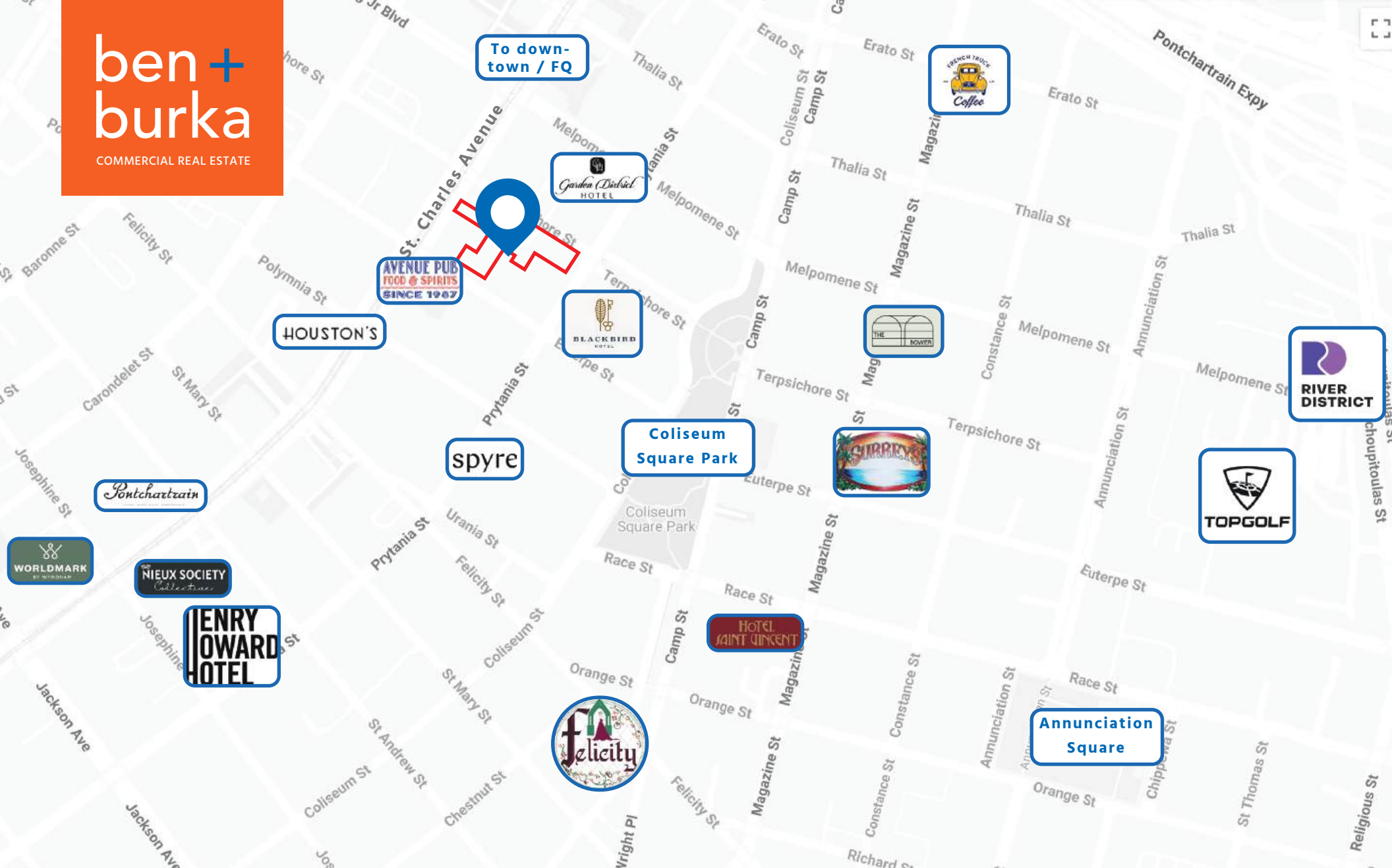
SAMPLE INTERIOR PHOTOS



AERIAL VIEW

ben+
burka

COMMERCIAL REAL ESTATE



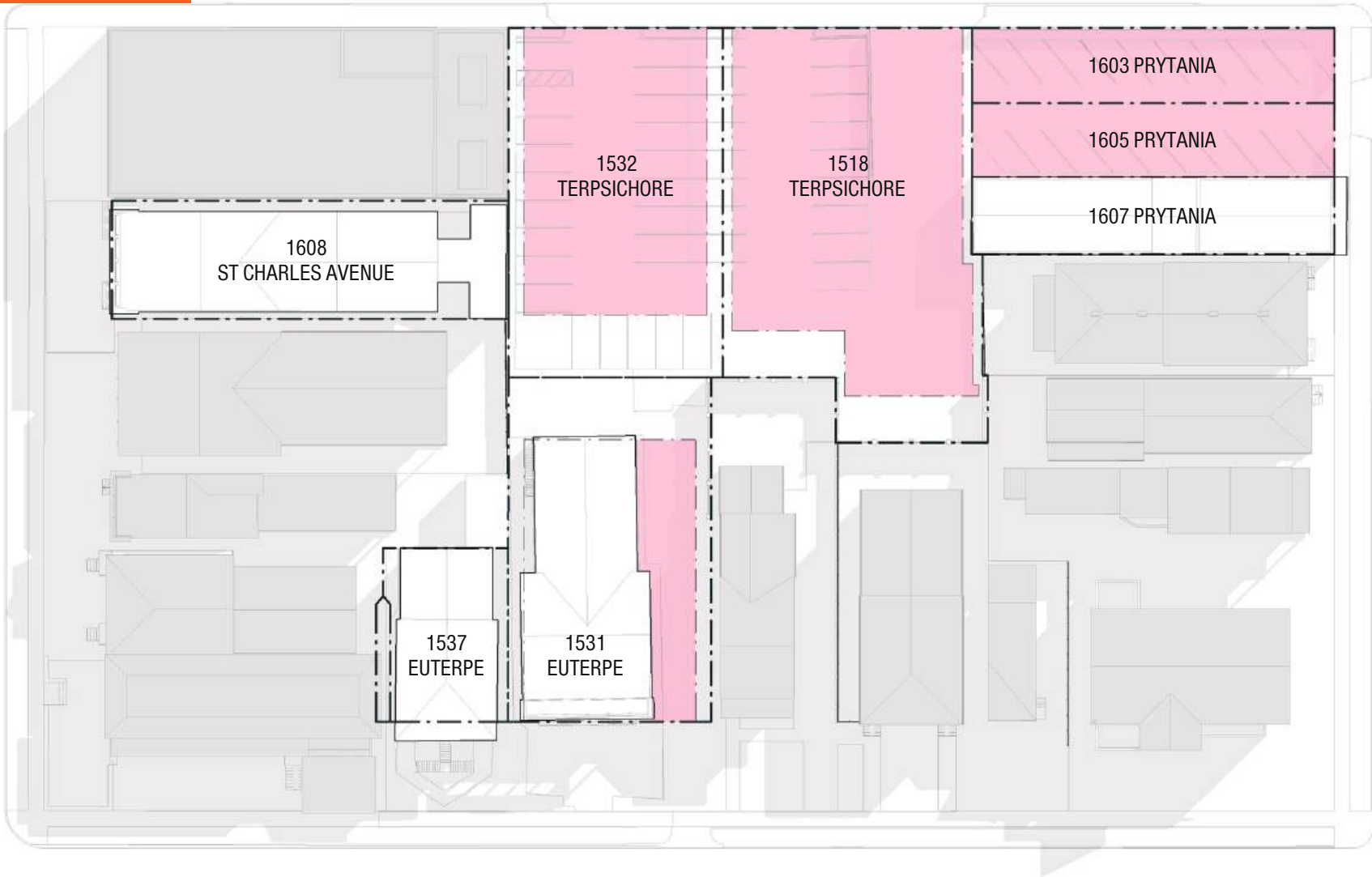
POINTS OF INTEREST MAP

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

TERPSICHORE

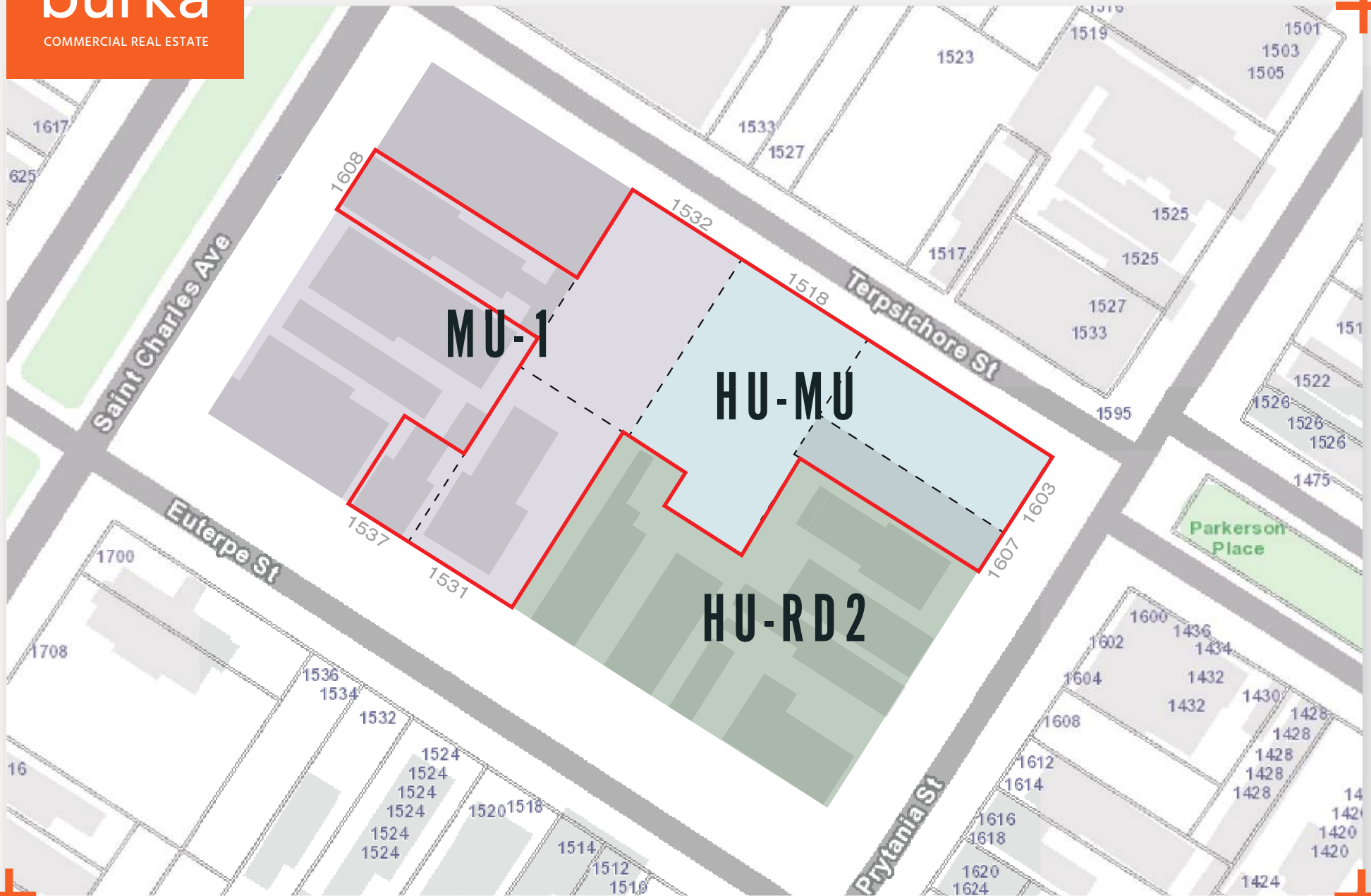
ST CHARLES

PRYTANIA



EUTERPE

SITE PLAN - EXISTING CONDITIONS

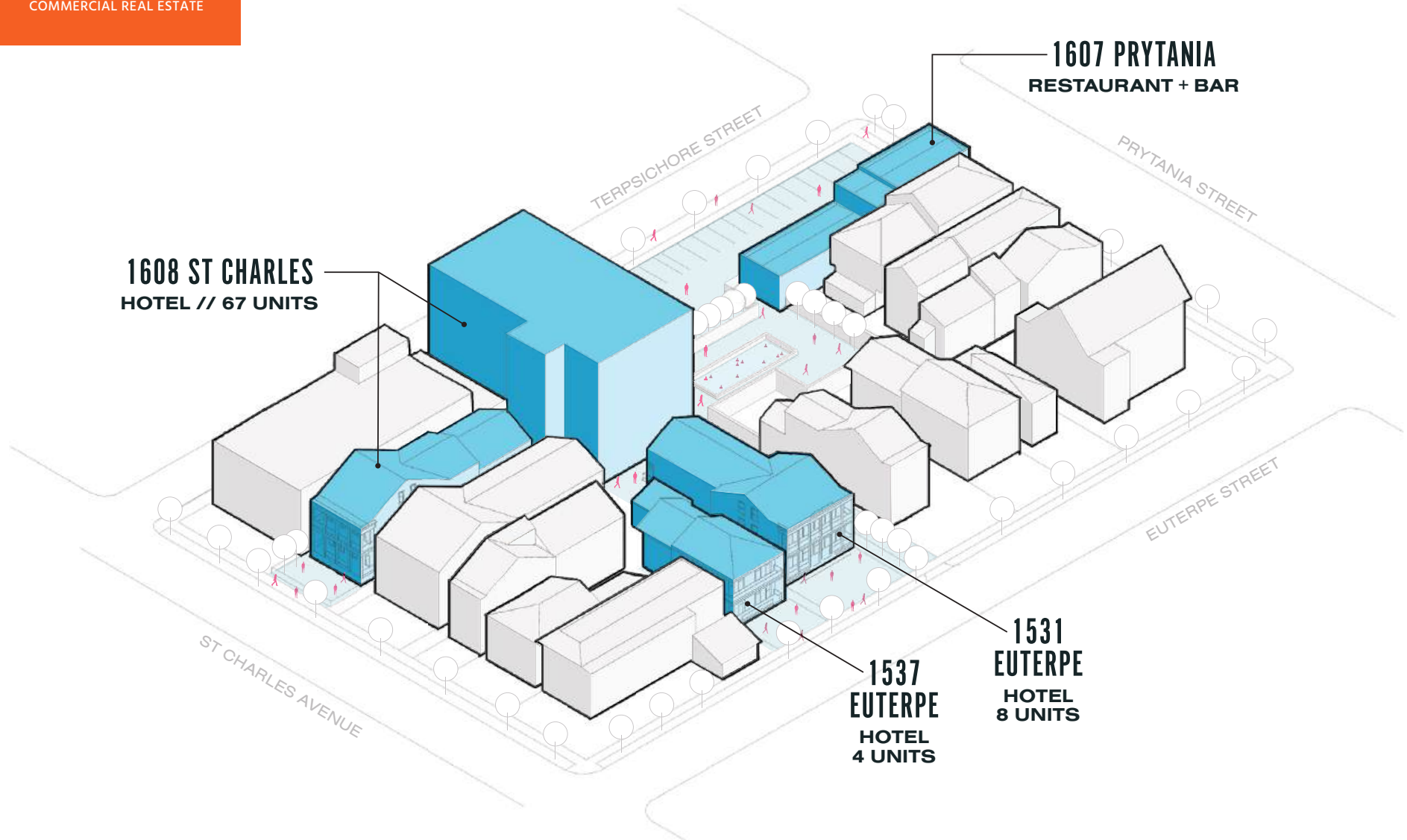


SITE PLAN - ZONING



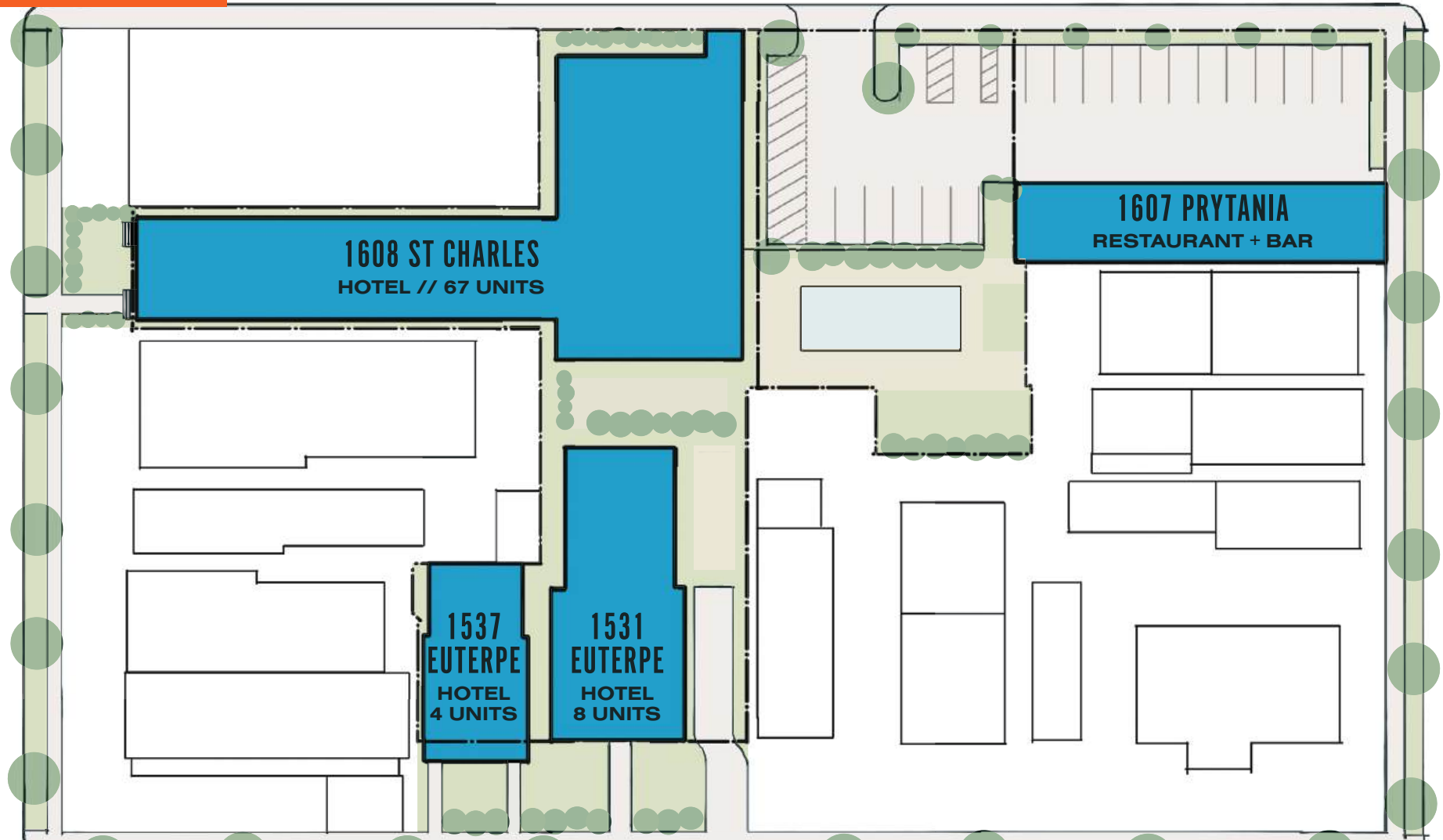
ZONING ITEM	MU-1 // MEDIUM INTENSITY MIXED-USE		HU-MU // NEIGHBORHOOD MIXED-USE	
	RESTRICTIONS + VALUES	NOTES	RESTRICTIONS + VALUES	NOTES
PERMITTED USES				
AMUSEMENT FACILITY, INDOOR	PERMITTED	Section 20.3.E	PERMITTED	20.3.E (Pool Hall, Bowling, etc)
ART GALLERY	PERMITTED		PERMITTED	
ARTS STUDIO	PERMITTED		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
RESTAURANT, SPECIALTY	PERMITTED	20.3.ZZ	PERMITTED	20.3.ZZ: If serving alcohol, hours limited to 6am-10pm Sun-Wed, 6am-12am Th-Sat
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



PROPOSED MASSING

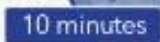
TERPSICHORE STREET



PROPOSED SITE PLAN



CONCEPTUAL RENDERINGS



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

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

aaron@benburka.com

CASEY BURKA

AGENT

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

casey@benburka.com

— LICENSED IN THE STATE OF LOUISIANA —

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.