



**CORPORATE REALTY**

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**MULTI-FAMILY | FOR SALE**

# Blank Canvas in Tremé Neighborhood

**1454-1456 N. Roman St.**  
NEW ORLEANS, LA 70116



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## USE HTCS TO RESTORE DUPLEX TO FORMER GLORY



### PROPERTY SIZE

Home size: 1,647 sf (4 bed, 2 bath)

Lot Size: 3,100 sf

### SALE PRICE

**\$129,000**

### PROPERTY DESCRIPTION

Unlock the potential of a historic duplex in the heart of New Orleans, where the charm of the past meets the promise of tomorrow. This 1,647-sf property offers a unique chance to invest in one of the city's most vibrant and storied neighborhoods. While it is in need of restoration, the cottage, built in 1920, qualifies for Historic Tax Credits, which provide an attainable path to affordable restoration. These credits are designed to preserve the architectural and cultural heritage of New Orleans, making it financially feasible to restore this duplex to its former glory while including modernized touches.

One unit is partially demolished, while the other unit has a tenant. Both units currently feature two bedrooms, one bathroom, and a living and kitchen area.

**MLS#2453813**



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