



CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

MULTIFAMILY | FOR SALE

Historic Tremé Raised Center Hall Cottage

2635-37 Ursulines Avenue

NEW ORLEANS, LA 70119

Lawless Turner

ltturner@corp-realty.com

504.581.5005



3-UNIT TREASURE IN THE HEART OF NEW ORLEANS

2635-37 Ursulines Avenue, New Orleans, LA 70119

DESCRIPTION

This rare and historic raised center hall cottage in the culturally significant Tremé district of New Orleans is now available. Recently affected by a fire, this remarkable property offers a unique redevelopment opportunity to preserve and modernize a piece of New Orleans history. With its eligibility for historic tax credits, restore while maximizing financial incentives to offset construction costs by 45% when holding it for at least 5 years. An additional dwelling (ADU) could be added to this large lot for affordable housing.

The Tremé is a vibrant neighborhood, and this property is close to historic City Park, Bayou St. John, and tree-lined Esplanade Avenue. It is a prime investment for developers, homeowners, or preservation enthusiasts.

OVERVIEW

SIZE

4,400 sf home on 7,293 sf land parcel

SALE PRICE

\$275,000

PARKING

Off-street parking

MLS# 2484353



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2635-37 URSULINES AVENUE

DESCRIPTION | UPPER FLOOR



UPSTAIRS UNIT: A spacious 2,200-sf home with a classic center hall layout and stunning architectural details that include pocket doors and 7' windows. The unit features three bedrooms, including a master suite with an ensuite bathroom, two full bathrooms, a large kitchen, a living room, and a sunroom.



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DESCRIPTION | GROUND FLOOR

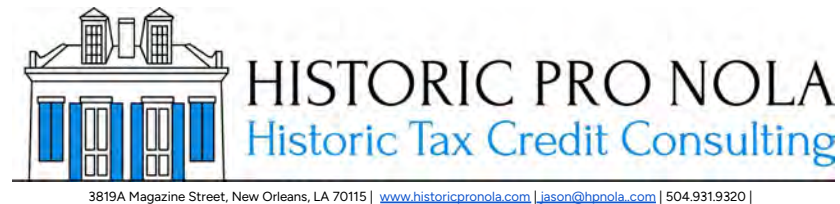


TWO BASEMENT UNITS: Each 1,100-sf unit features two bedrooms, one bathroom, and living space, making these perfect for rental income or additional family accommodation.



2635-37 URSULINES AVENUE

HISTORIC TAX CREDITS



Historic Tax Credit Preapproval

Preliminary research has been conducted on the below property located at:

**2635-37 Ursulines Avenue
New, Orleans, LA 70119**

This property has been determined to qualify for:

20% Federal Historic Tax Credit is available for the subject property as a contributing structure to the Esplanade Ridge National Register District.

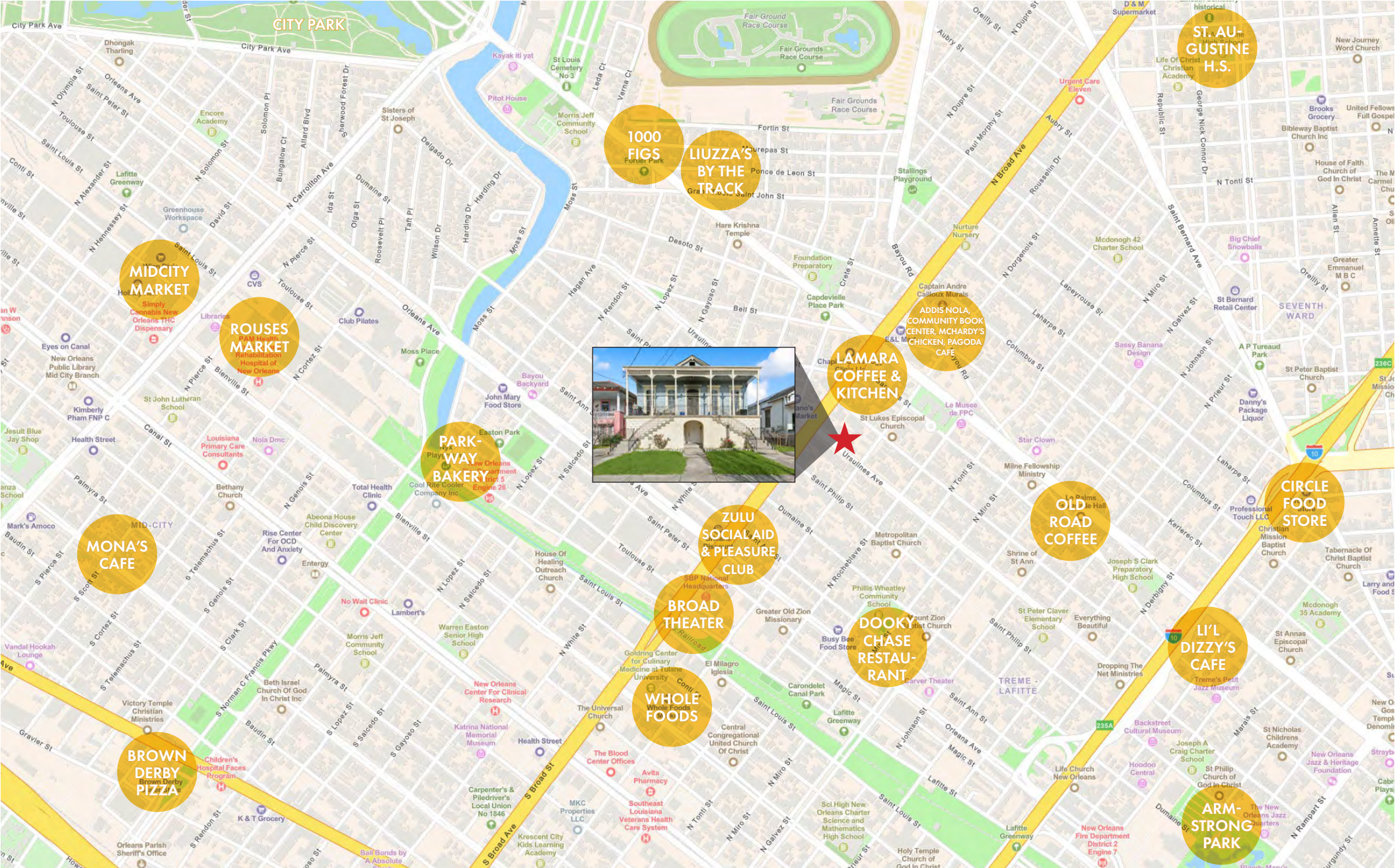
25% State Historic Tax Credit is available for the subject property as a contributing structure to the Treme 7th Ward Cultural District.

Successful participation in the two programs listed above could result in net benefit to the owner of historic tax credits equaling up to:

45% of eligible rehabilitation costs.

DISCLAIMER: PRELIMINARY DETERMINATION DOES NOT CONSTITUTE FINAL APPROVAL. INFORMATION HEREIN DEEMED RELIABLE, NOT GUARANTEED. 1/2025





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