

2200 PRYTANIA Avenue, New Orleans, Louisiana 70130

FZ



2200 PRYTANIA AV, New Orleans, LA 70130

Year Built Source **Public Records**YB Details **Built 1852, improvements made in 1999, 2018**

Legal Desc **SQ 202 PT LOT 13 PT LOT 14 JACKSON AND PRYTANIA 35 OVER
16 X 105 VAR 1452/56 JACKSON AV & 2200 PRYTANIA FILE
#16704**

Bounding St **Jackson Avenue, Coliseum Street, Philip Street**

Agent Remarks **Call Katie Witry to view 504-919-8585**

General Information							
Style	Townhouse	Condition	Excellent	Foundation	Slab	Roof	Shingle
Construction	Other					Fence	Wire
Ext Features	Balcony, Courtyard, Fence						
Lot Desc	Corner			Other Structures			
Car Storage	Three or More			Builder		Pool Type	None
WtrFr/Nav	No	Patio	Brick, Pavers			Spa	None
Addl Features						Fireplace	None
Appliance						Green Bldg Cer	No
Energy Features							
Heat	Three or More, Central			Air	Three or More, Central		
Water	Public	Electric	Entergy	Gas	Natural	Sewer	City
Warranty	No	Termite	Yes	ADA Features	No	Elev Cert Avl	No


Meas. Appx Not Guaranteed **Yes**

				Other Features			
Apartment	Yes	RrYdVhAc		Bus Service		Clubhouse	No
Ttl Units in Cplx	4	Monthly TH Fee		Comm Area Maint	No	Exterior Ins	
Financial Information							
Occupied By	Owner			Owner Name	Pruitt Partner	List Date	04/17/2025
Lse Purch	No	Ownr May Fin	No	Bond For Deed	No	Expire Date	10/17/2025
3rd Party/REO	Neither	Sold As Is WOR	Yes	Sold W Restrict	No	Original LP\$	\$2,800,000
Potent Short Sale	No	DOM	164	Activation Dt		LP\$/SQFT	\$416.17
HO/Maint Fee	No	HO/Maint Fee \$		HO/Maint Terms		Month Town Fee	
Showing Information							
Shown By	Appointment, ShowingTime			Shown By 2	Customized Hours		
Showing Instruct	Call Katie Witry for Showings (504)-919-8585				Appt. Cntct # 5049198585		
Directions	At the historic intersection of Prytania and Jackson Avenues (1 block to St. Charles Avenue & 4 blocks to Magazine Street)						

Contingency:

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List Agent Lic # **995710150**
Attribution Contact

Listing Agent Information

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Delayed Marketing **No**

Prepared By: Katie Witry

Information Deemed Reliable, Not Verified or Guaranteed

Date: 09/28/2025 5:08 PM

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Listing



Attachments 4 Images 42

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MLS#	2496034	List Price	\$2,800,000
Status	Active	Prop Type	Commercial
Listing Type	Exclusive Right to Sell Listing	Subdivision	
Dwell Type			
Parish	Orleans		
Ltd Service			
Area Major			
CityLmt	Yes	Neighborhood	Garden District
Parcel #	412102706	Lot #	13&14
Apx Liv Area	6,728	Total Area	7,549
Acres		Lot Size	35 OVER 16 X 105 VAR 4. 1452/5
Year Built	1852	Comm \$/SQFT	370.91
Year Built Source	Public Records	SqFt Source:	Appraisal
YB Details	Henry Howard architect, built in 1852, and considerable updates in 1994, 1999 and 2018.		
Legal Desc	SQ 202 PT LOT 13 PT LOT 14 JACKSON AND PRYTANIA 35 OVER 16 X 105 VAR 1452/56 JACKSON AV & 2200 PRYTANIA FILE #16704		

Bounding St Jackson Avenue, Coliseum Street, Philip Street

Public Remarks This is a rare opportunity to purchase an important historic property at the corner of Jackson Avenue and Prytania Street in the Garden District. Designed by noted Irish-born architect Henry Howard for businessman John Tiner, the building was constructed in 1852 and housed Pope's Pharmacy for a number of years with residential use on the second and third floors. The Mystic Krewe of Comus, the first Mardi Gras organization, was formed on the second floor in 1856. The building has been the location of the architectural firm Waggonner & Ball (and its predecessor firm Labouisse & Waggonner) for many years and was purchased by the firm in 1999. The Greek Revival/Italianate structure has four levels with its original wrought iron front balcony on Jackson Avenue. A rear, private courtyard has two exterior galleries and a parking area for three standard (or four compact) automobiles. A block off St. Charles Avenue and four blocks from Magazine Street, the building is conveniently close to the Central Business District as well as numerous institutions and commercial businesses. With two entrances and tall ceilings, marble fireplaces and original wood floors and windows, the building has a handsome, curving stairway serving the upper levels. A recent and sensitive renovation by Waggonner & Ball raised the ground floor level and exposed the original framing and masonry walls. The upper floors have a flexible floor plan that can also be used for a variety of residential and commercial uses of different sizes. The structure has multiple large windows on all levels for excellent daylighting from three sides.

Agent Remarks Call Katie Witry to view 504-919-8585

General Information

Warehouse Sqft		Office Sqft	6,728	Stories	4.0	Dock/#Doors/Size	No, / 3
Elec Phase		Elec Volts		Elec Amps		Ceiling/Eave Ht	12
Construction	Other	Condition:		Lot Desc	Corner		
Car Storage	Three or More			Sale Includes	Building, Land		
WtrFr/Nav	No	Green Bldg Cer		Exterior	Other		
Water	Public	Electric	Entergy	Gas	Natural	Sewer	City
Warranty		Termite	Yes	ADA Features	No	Rail Serv	No
Year Built Effective	2018	Janitor	Owner	Comm Area Maint	No	Sprinkler	No
Real Estate Tax	Owner	Insurance	Owner	Potent Short Sale	No	Liv Quarters	Yes
Zoning	HU-RD1	Ttl Current Rent		Elevator		Elev Cert Avl	No
Meas. Appx Not Guaranteed	Yes						

Financial Information

Occupied By	Owner	Owner Name	Pruitt Partner	List Date	04/17/2025
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Listing Agent Information

List Agent	Katie A. Witry	List Office	Witry Collective, L.L.C.
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