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## Cross Property 360 Property View

# 2200 PRYTANIA Avenue, New Orleans, Louisiana 70130

Listing

FZ



### 2200 PRYTANIA AV, New Orleans, LA 70130

MLS#	2497435			List Price	\$2,800,000
Status	Active			Prop Type	Residential
Listing Type	Exclusive Right to Sell Listing			Subdivision	
Dwell Type	Single Family - Detached			Limited Service	
Parish	Orleans			Neighborhood	Garden District
Area Major				Lot #	13&14
CityLmt	Yes			Stories	4.0
Parcel #	412102706			Year Built Effective	2018
Association	Garden District			SqFt Source	Appraisal
Bedrooms	8	Baths F/H/T	2 / 3 / 5	SqFt Total	1852
SqFt Living	6,728	SqFt Total	7,549	Lot Size	
Acres	0.00	Lot Size	35 OVER 16 X 105 VAR 4.	Year Built	
			1452/5	SqFt Source	
Year Built Source	Public Records			Year Built	
YB Details	Built 1852, improvements made in 1999, 2018			Effective	
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 Waggoner & Ball (and its predecessor firm Labouisse & Waggoner) 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 Waggoner & 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							
Style	Townhouse	Condition	Excellent	Foundation	Slab	Roof	Shingle
Construction	Other					Fence	Wire
Ext Features	Balcony, Courtyard, Fence						
Lot Desc	Corner						
Car Storage	Three or More						
WtrFr/Nav	No	Patio	Brick, Pavers				
Addl Features							
Appliance							
Energy Features							
Heat	Three or More, Central						
Water	Public	Electric					
Warranty	No	Termite	Entergy	Air	Three or More, Central		

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

List Agent [Katie A. Witry](#)   
List Agent Phone **(504) 919-8585**  
List Agent Email [Katie@wcnola.com](mailto:Katie@wcnola.com)  
List Agent Fax  
List Agent Lic # **995710150**  
Attribution Contact

**Listing Agent Information**

List Office [Witry Collective, L.L.C.](#)   
List Office Phone **(504) 291-2022**  
List Office Email [Brett@wcnola.com](mailto:Brett@wcnola.com)  
List Office Fax  
List Office Lic # **0995697972**  
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		
Dwell Type			
Parish	Orleans	Subdivision	
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		
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		

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General Information					
Warehouse Sqft		Office Sqft	6,728	Stories	4.0
Elec Phase		Elec Volts		Elec Amps	Dock/#Doors/Size No, / 3
Construction	Other	Condition:		Lot Desc	Ceiling/Eave Ht12
Car Storage	Three or More	Green Bldg Cer		Sale Includes	
WtrFr/Nav	No	Electric	Entergy	Exterior	Corner Building, Land
Water	Public	Termite	Yes	Gas	Other
Warranty		Janitor	Owner	ADA Features	Natural
Year Built Effective	2018	Insurance	Owner	Comm Area Maint	No
Real Estate Tax	Owner	Ttl Current Rent		Potent Short Sale	Rail Serv
Zoning	HU-RD1			Elevator	Sprinkler
Meas. Appx Not Guaranteed	Yes				Liv Quarters
					Elev Cert Avl

Financial Information					
Occupied By	Owner	Ownr May Fin	No	Owner Name	Pruitt Partner
Lse Purch	No	Sold As Is WOR	Yes	Bond For Deed	List Date
3rd Party/REO	Neither	DOM	164	Sold W Restrict	Expire Date
Potent Short Sale	No			Activation Dt	Original LP\$
					LP\$/SQFT
					\$2,800,000
					\$416.17

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Shown By	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)				

Listing Agent Information					
List Agent	Katie A. Witry	List Office		Witry Collective, L.L.C.	
List Agent Phone	(504) 919-8585	List Office Phone		(504) 291-2022	
List Agent Email	Katie@wcnola.com	List Office Email		Brett@wcnola.com	
List Agent Fax		List Office Fax			
List Agent Lic #	995710150	List Office Lic #		0995697972	
Attribution Contact		Delayed Marketing		No	

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