

FOR SALE: 815-817 ROSEDALE DRIVE | LAKEVIEW, NEW ORLEANS

A Former WPA Supply Depot Rebuilt for Modern Commerce

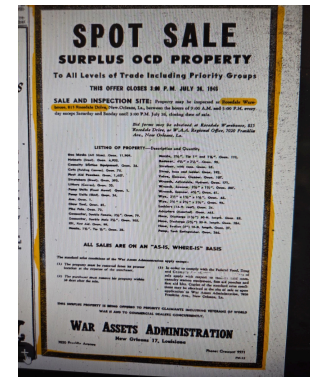
\$525,000 | 2,300 SF | \$220/SF | [LoopNet: 38918772](https://www.loopnet.com/listing/815-817-Rosedale-Drive-New-Orleans-LA-70115/1234567890/)

ONE-OF-A-KIND HISTORIC PROPERTY



Meticulously reconstructed on the **site of a former Works Progress Administration facility**, this property honors New Orleans' New Deal history. The **original WPA concrete stamp (1937–1938)** remains embedded in the walkway—physical evidence that FDR's WPA put New Orleanians to work on this site during the Great Depression.

Starting from a War Assets Administration supply depot, the owner re-created a unique building in authentic **WPA-era regional style**—incorporating period-appropriate architectural details and craftsmanship rarely seen in modern construction. **Upgraded post-Hurricane Katrina**, the property delivers historic character with 21st-century infrastructure. Few, if any, commercial property in New Orleans offers this combination.



PERIOD AUTHENTICITY | MODERN SYSTEMS



EXTERIOR: Kiln-dried treated pine siding, wooden windows with wire guards, galvalume metal roof—authentic WPA-era regional depot aesthetic

INTERIOR: Cypress bead board walls, cypress stepped casing throughout, pine/cedar ceilings, period-style plumbing and electrical

fixtures. The 815 Studio features a stunning **16-foot cathedral ceiling** with exposed center truss—architectural character you cannot economically replicate today.

INFRASTRUCTURE:

- Central A/C & electric heat (all units)
- Separate monitored security systems with integrated smoke detection
- 8-camera exterior surveillance
- Network cabling throughout
- Washer/dryer hookups
- 10 off-street parking spaces
- Post-Katrina electrical & plumbing upgrades



PRICED AT MARKET WITH PREMIUM LOCATION & FLEXIBILITY

At **\$220/SF**, this property is competitively priced within the New Orleans office market (LoopNet reports \$215/SF average)—but in one of the city's most desirable neighborhoods where residential properties trade at \$246-\$256/SF plus.

The S-LB2 zoning advantage: Unlike typical commercial-only properties, this flexible zoning permits residential use, opening opportunities for live/work buyers, creative professionals, or investors seeking rental income from either commercial or residential tenants. You're getting dual-use flexibility at standard office pricing.

You're acquiring:

- A WPA historic site with physical documentation (concrete stamp)
- Unique regional architecture rebuilt in authentic period style
- **Flexible S-LB2 zoning (commercial AND residential use permitted)**
- Lakeview location + Lafitte Greenway adjacency
- 10 parking spaces (exceptional for urban properties)
- Modern systems throughout (post-Katrina upgrades)

Comparable character buildings in the Warehouse District or Bywater would cost significantly more—and wouldn't come with a documented WPA historic site, residential use flexibility, or Lafitte Greenway frontage.

THE LAFITTE GREENWAY ADVANTAGE

LOCATION: Adjacent to the Norfolk Southern rail spur where the **Lafitte Greenway extension** will terminate—the final connection in the City's Master Plan to bring this 2.6-mile trail from the French Quarter to Lakeview.

The Greenway has generated **\$330M in adjacent development** and draws **500,000+ annual visitors**. When the extension reaches this property, you'll be at the Lakeview gateway to New Orleans' premier pedestrian/bike trail. Next door to the beloved Rosedale Restaurant. Walk Score: 79 (Very Walkable).



Bonus: Property retains potential for rail service via the Norfolk Southern spur.

A TRUE NEW ORLEANS GEM

Your clients will ask about the building before they ask about your business. For creative studios, architecture, engineering and law firms, custom offices, specialty retail, or live/work users—this property offers a story no new construction/location can match.

Inquiries: [LoopNet: 38918772]

WPA historic site (1937-1938) | Custom reconstructed in period regional style | Upgraded post-Katrina