

# CAMPUS RE-DEVELOPMENT OPPORTUNITY— Grace Church

3700 & 3720 Canal Street, New Orleans, LA 70119 ~ 1.19 acres

**FOR SALE | \$3,250,000**

[www.mceneryco.com](http://www.mceneryco.com)



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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# 3700 & 3720 Canal Street

Location and Physical Description

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**Address:** 3700 & 3720 Canal Street, New Orleans, Louisiana 70119  
**Total Site Area:** 1.19 acre / ~ 51,934 SF with over 193' of frontage along Canal Street by 319.73' on S. Telemachus  
**Total Parking:** 42 spaces  
**# of Buildings:** 2: "The Sanctuary / Office" & "The Rectory"  
**Architect:** August Perez & Associates  
**Total GBA:** "The Sanctuary/Office": 17,086 SF  
"The Rectory": 2,888 SF  
Total GBA 19,974 SF

**Zoning:** **HU-MU**—Historic Urban Neighborhood Mixed Use District

**Comments:** The Episcopal Diocese of Louisiana has retained The McEnery Company as the exclusive marketing agent for Grace Episcopal Church, an approximately 1.19 acre site situated at 3700 & 3720 Canal Street. The site, which measures approximately 51,934 square feet, possesses three street frontage including extensive frontage along Canal Street and an entire block length frontage along S. Telemachus Street. The property, as presently developed, also has significant support land and parking capabilities. The structures, which date to 1953, have been historically designated by the New Orleans Historic District Landmarks Commission, thereby preserving the structures in perpetuity and also opening up the possible for inclusion of State and Federal Historic Tax Credits into a re-development of the property. The site possesses excellent commercial & multi-family potential into one of the most vibrant neighborhoods in the market, with direct frontage along the Canal Street Streetcar Line.



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# 3700 & 3720 Canal Street

## Additional Building Detail

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**Age:** 1954 — (construction began in early 1953)

**Comments:** The site is presently improved with two structures which have been historically designated by the HDLC. The sanctuary structure boasts historically significant and valuable vertical stain glass windows along both side walls. The sanctuary space is also accented by a beautiful alter mural, and another masterfully detailed mural above the narthex.

“The Sanctuary/Office” building is a clean slate, environmentally and also mechanically. Most mechanical systems have been removed, and the space is completely open, clean and ready to receive new development. The only remaining mechanical system and equipment consists of a commercial kitchen with a hood/vent system, and extensive FF&E. Adjacent to the sanctuary is also an enclosed courtyard leading to a prominently positioned, 74’ tall bell tower housing a 15-bell chime. “The Rectory” is an ~ 2,888 SF, two-story structure that is presently occupied and in good condition. The currently developed nature of the site preserves significant areas of support land suitable for new development.



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3700 & 3720 Canal Street

“The Sanctuary”

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3700 & 3720 Canal Street

“The Rectory”

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3700 & 3720 Canal Street

“The Office”

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3700 & 3720 Canal Street  
“The Parking” & “The Courtyard”

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3700 & 3720 Canal Street

“The Support Land”

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# 3700 & 3720 Canal Street

Aerial View and Property Outline (Site Boundaries are Approximate)

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3700 & 3720 Canal Street

Additional Aerial Imagery

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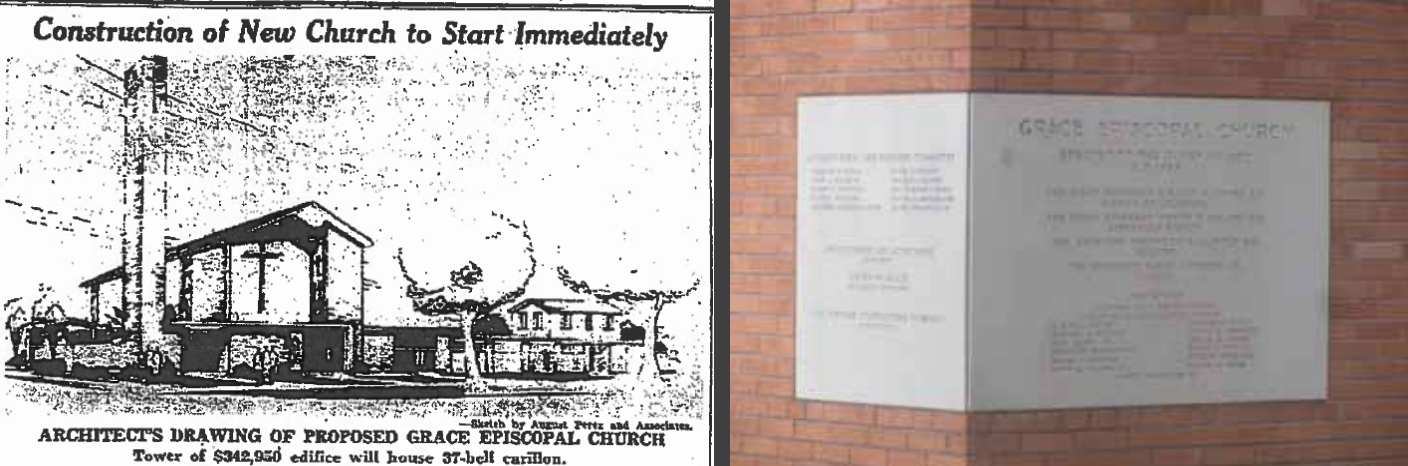
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# 3700 & 3720 Canal - Classic, Mid-Century Architecture

"The History"

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**Construction of New Church to Start Immediately**

ARCHITECT'S DRAWING OF PROPOSED GRACE EPISCOPAL CHURCH  
—Sketch by August Perez and Associates.  
Tower of \$342,950 edifice will house 37-bell carillon.

GRACE EPISCOPAL CHURCH  
ESTABLISHED 1886  
RELOCATED TO 3700 CANAL STREET  
NEW ORLEANS, LOUISIANA  
1954

Grace Parish was founded in 1886 by Episcopalians in downtown New Orleans after Christ Church, the 200 year-old mother church of Episcopalians in Louisiana and the oldest non-Roman Catholic Church in New Orleans, moved from Canal Street to an uptown location. Grace Parish had two earlier church buildings on South Rampart Street and at 1501 Canal Street, respectively.

In the early 1950s, Grace Parish was outgrowing its 1501 Canal Street facility and leased the property to the Texaco Company. The old church building was demolished and the Texaco Building, individually listed on the national register, was constructed. The congregation worshipped in a temporary location while the new church was being constructed. In 1951 August Perez and Associates and Lucien Haase were selected as the architects for the project. August Perez had an extensive career in New Orleans and was responsible for many projects including the Shell Building also individually listed on the National Register. By the beginning of 1953, the plans for the church were completed and a contract for construction, estimated at \$342,950, was awarded to D.D. Pittman Company. Construction was scheduled for two hundred and ten working days for the main building and an additional one hundred days to complete the rectory. The plans called for a church with a five hundred person seating capacity, an adjoining chapel, rectory and bell tower. The church was completed in 1954 and was immediately recognized for its striking, contemporary design.



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Neighborhood / Market Area

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## Mid-City on the Move!

<b>Neighborhood:</b>	New Orleans Mid-City
<b>Status:</b>	Ongoing re-development
<b>Parish:</b>	Orleans
<b>Population Status:</b>	Continued significant growth

The immediate neighborhood is one of the most active areas of new development within New Orleans – including the \$1.5 Billion LSU /VA Hospital which anchors the new Bio Medical District. Also immediately proximate to 3700 Canal is the Mid-City Marketplace at S. Carrollton & Canal. The work taking place in the Bio Medical District has been the most important and impactful recent real estate development in the City of New Orleans. 3700 & 3720 Canal Street is located directly on the Canal Street, streetcar line between S. Carrollton Avenue and S. Jeff Davis Avenue; and the site is also immediately proximate to the Bayou St. John neighborhood, the Mid-City Marketplace, the new Whole Foods Market on S. Broad, the new and exciting Lafitte Greenway, and countless other significant land uses in the Mid-City area.



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