



# 2631 PRYTANIA STREET – SULLY MANSION

THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)





# OFFERING OVERVIEW

**Location:** 2631 Prytania Street, New Orleans, LA 70115

**Building Size:** +/- 7,000 SF

**Units:** 9x 1BR/1BA Suites + Large 3rd Floor 1BR Apartment (Innkeeper Suite)

**Offering Price:** \$2,650,000

**Zoning Information:** RD-1 (Grandfathered Use as B&B)

**General Notes:** This property has a grand wrap around porch and abundant courtyard area that could easily be converted into off-street parking or a swimming pool. Single Family Residential conversion is very possible on this site.



SCOTT WESTON

D: 504.274.2671

C: 318.218.4860

EMAIL: [SCOTT@MCENERYCO.COM](mailto:SCOTT@MCENERYCO.COM)



# THE OVERVIEW

Situated in the heart of the Garden District at the corner of Prytania Street and 4th Street, the Sully Mansion is the only legally operating lodging property within the iconic neighborhood's historic boundaries. In addition to being steps from the St. Charles Avenue street car line and parade route, this B&B is also strategically placed between the French Quarter/Warehouse District and the Uptown/University Area, the Sully Mansion has earned a reputation as one of the most classic lodging options in the city and has maintained a long list of return clientele. Recent updates have also increased revenue and exposure to a wider variety of lodging customer. The property can accommodate small scale events.

Financials available upon request and with signed non disclosure agreement. Please contact Scott Weston at 318-218-4860 for all showing requests and inquiries.



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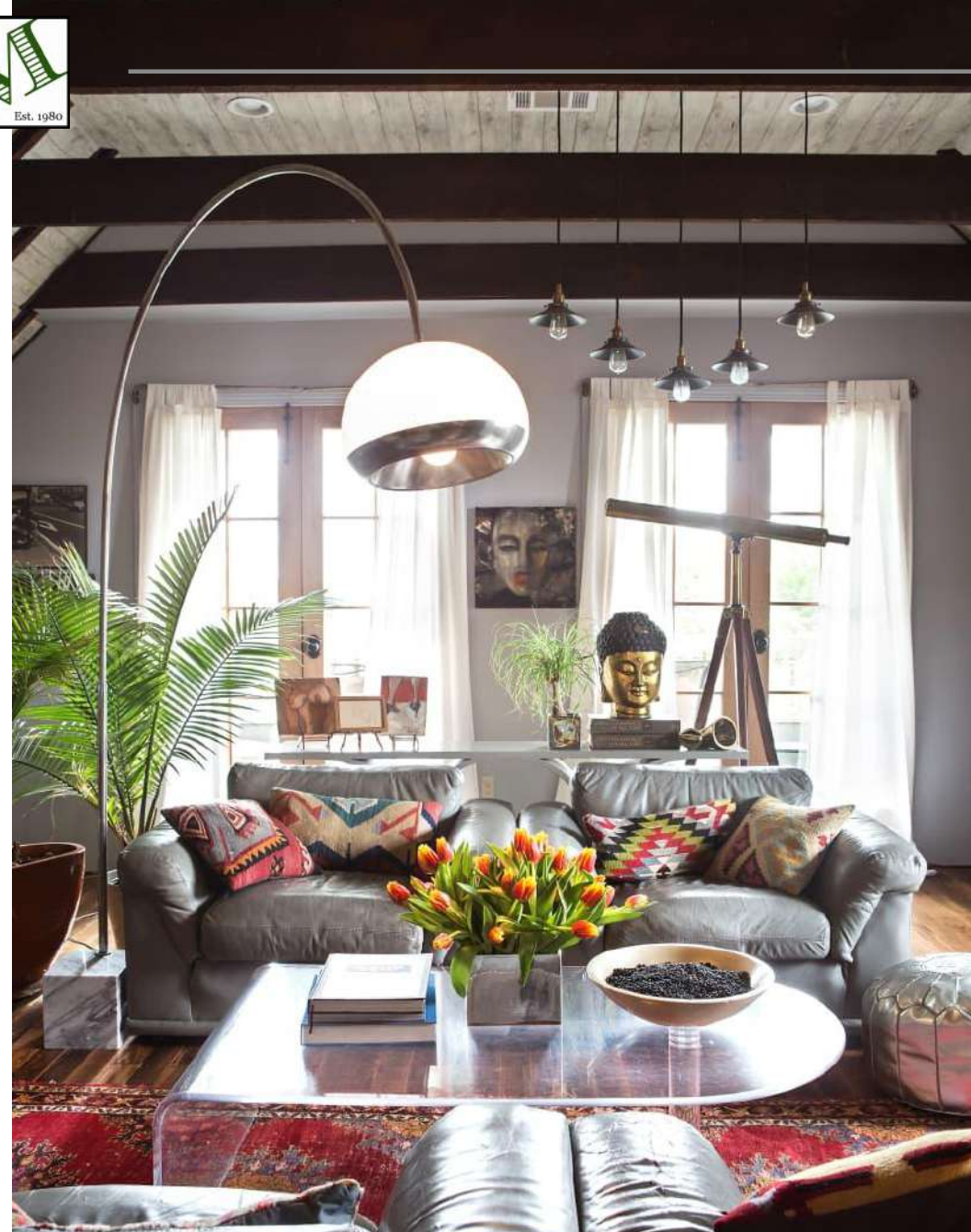




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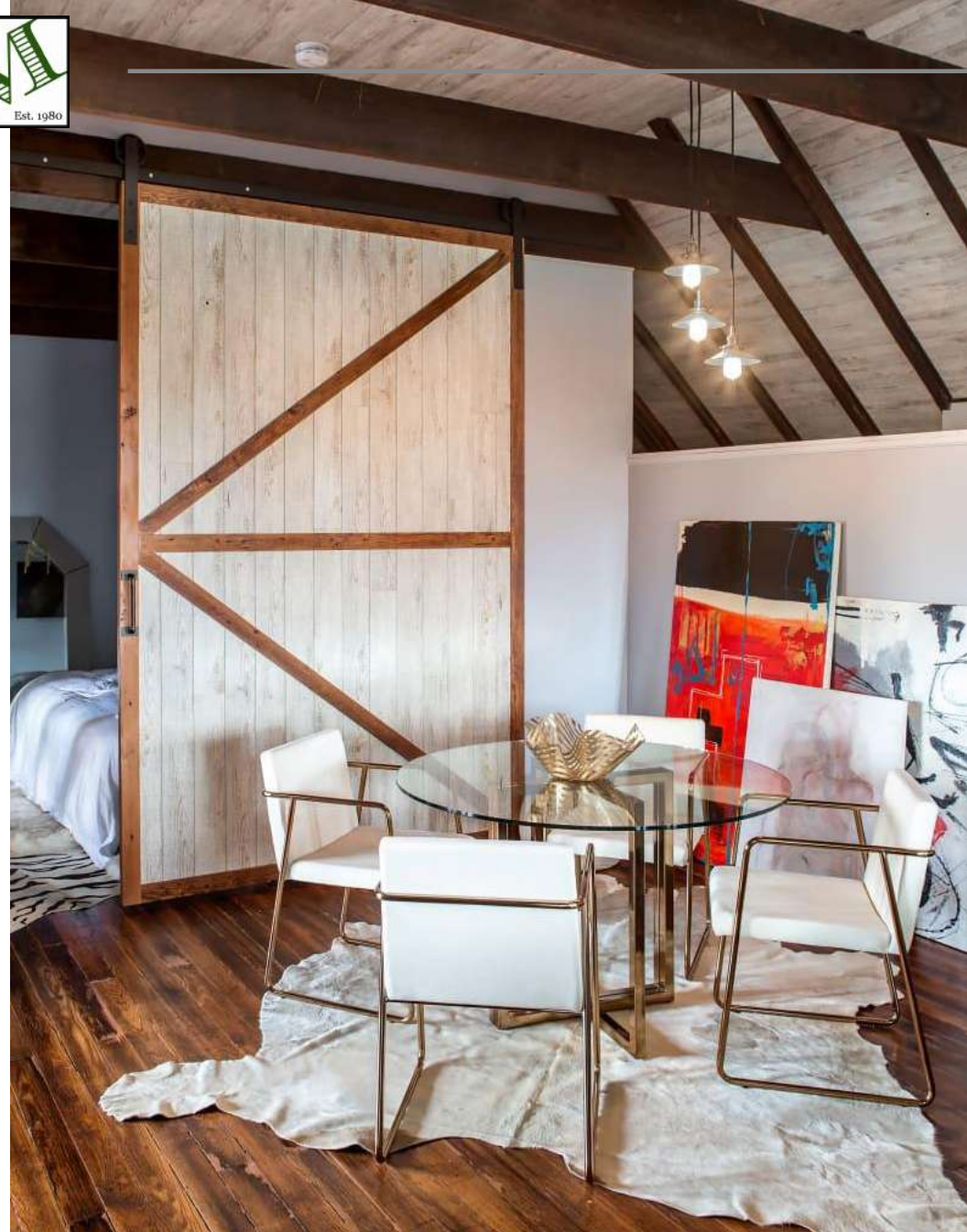




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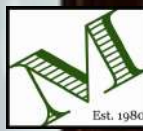




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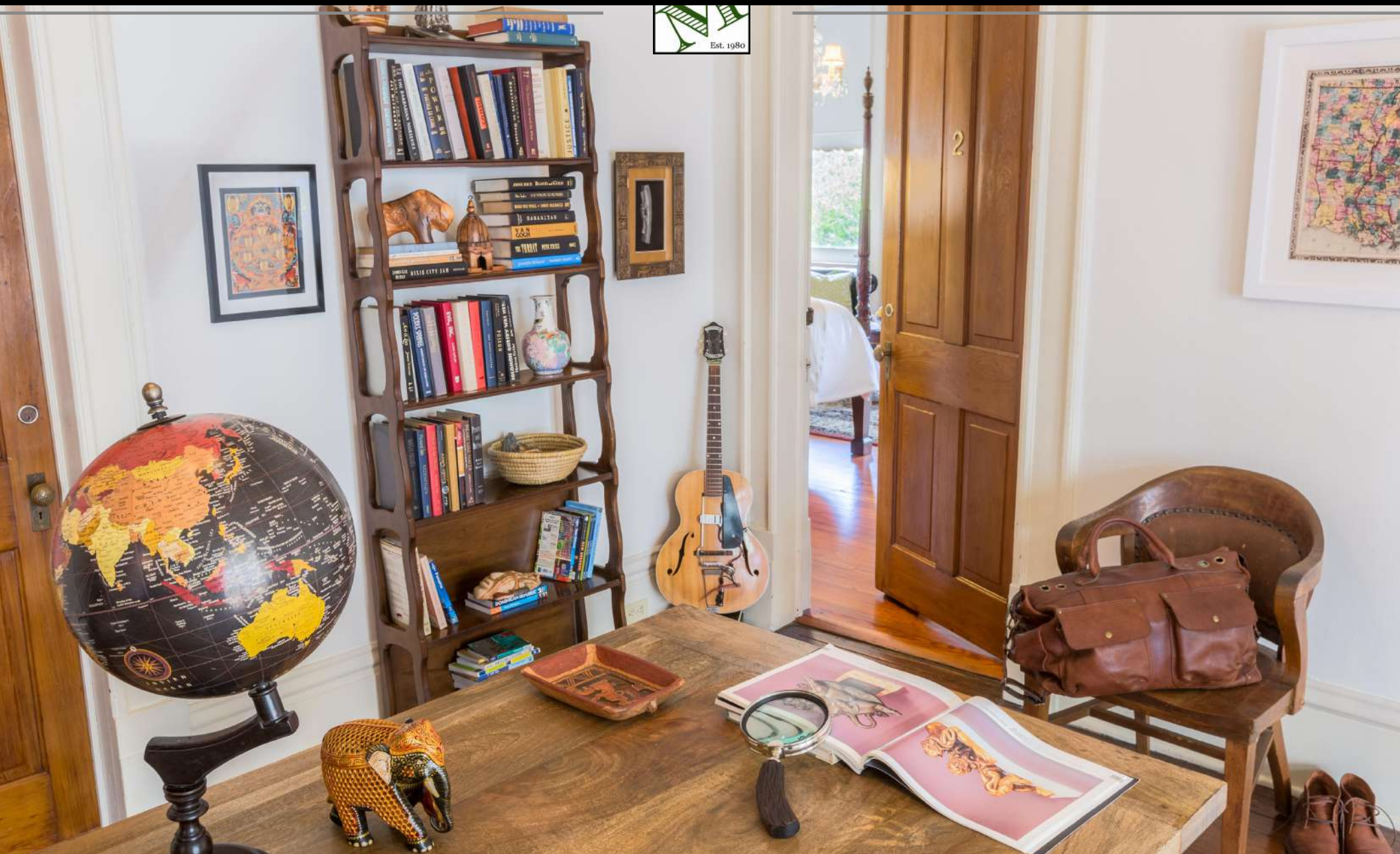




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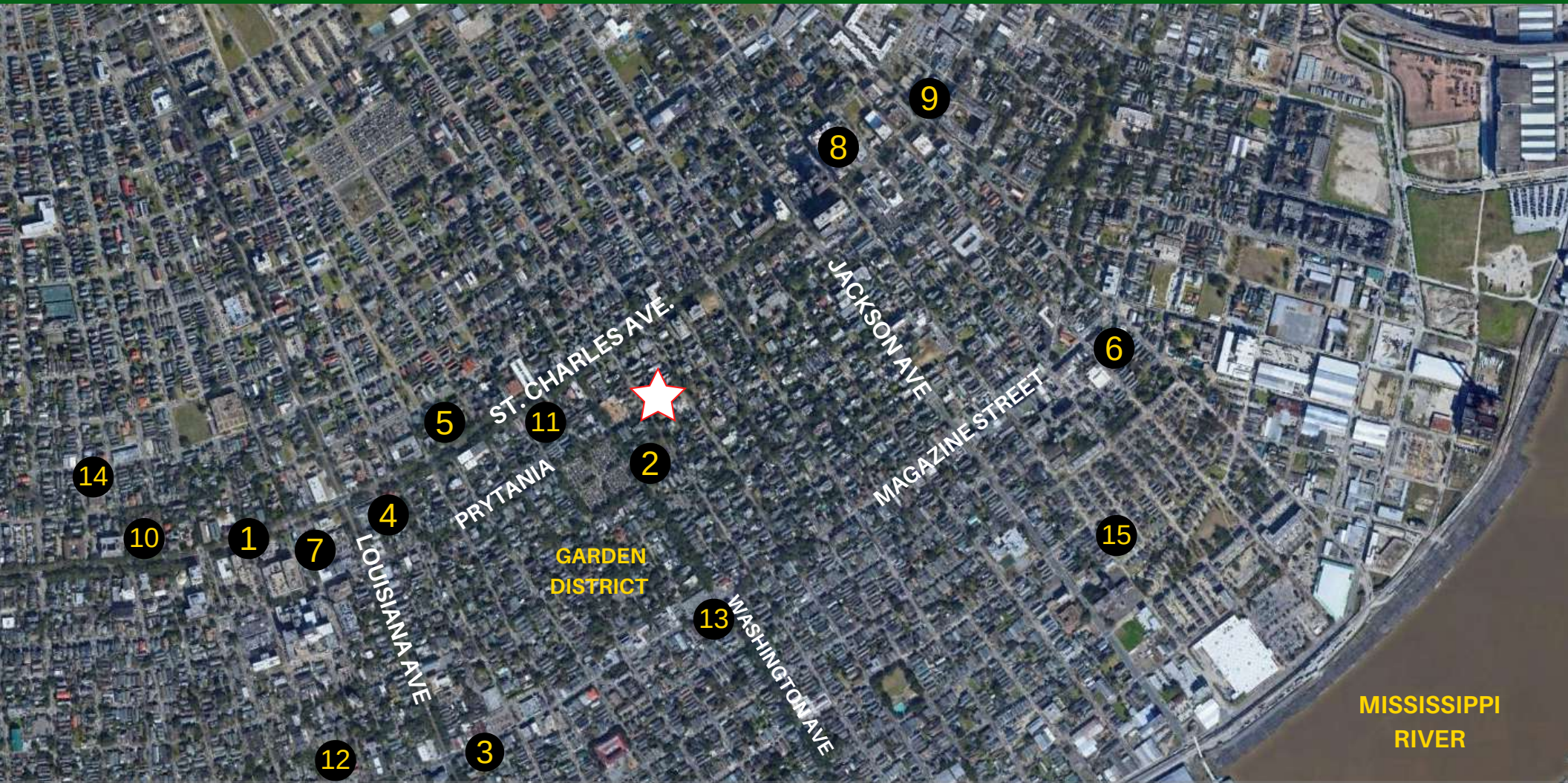


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# POINTS OF INTEREST MAP



- |                      |                    |                       |                    |                         |
|----------------------|--------------------|-----------------------|--------------------|-------------------------|
| 1 SUPERIOR GRILL     | 4 THE FRESH MARKET | 7 DELACHAISE WINE BAR | 10 THE COLUMNS     | 13 COQUETTE             |
| 2 COMMANDER'S PALACE | 5 ELM'S MANSION    | 8 THE PONTCHARTRAIN   | 11 GRACIOUS BAKERY | 14 MARTIN'S WINE CELLAR |
| 3 THE BULL DOG       | 6 THE SAINT BAR    | 9 HOUSTON'S           | 12 CAVAN           | 15 TURKEY AND THE WOLF  |

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