



1212 Royal Street

French Quarter • New Orleans, Louisiana



OFFERED AT	APPROX. SIZE	ZONING	FLOOD ZONE
\$2,100,000	7,385 SF	VCR-2	X

Exceptional French Quarter investment opportunity offering 10 total units, including eight residential units and two iconic restaurant spaces, in one of the most coveted locations in the Vieux Carré. Situated on Royal Street in a prime residential section of the Quarter, the property combines historic character, strong existing rental income, and significant potential to create additional value.

The property is entered through a central carriageway flanked by Mona Lisa and Bennachin, two well-established and popular French Quarter restaurants, opening into an expansive interior brick courtyard. The eight residential units surround this distinctive shared space, creating a rare combination of scale, privacy, and authentic French Quarter architecture. Four units are currently in need of renovation, providing an opportunity to improve the property while maintaining income from the six tenant-occupied units.

With its prominent Royal Street location, substantial unit count, existing commercial tenancy, and value-add potential, the property offers multiple possibilities, including continued rental operations, renovating for increased revenue and equity, or a potential condominium conversion. The property also features a 2023 roof, shared laundry facility, and X flood zone.

Just steps from Jackson Square and within easy reach of Frenchmen Street, the property places residents and guests in the center of the galleries, restaurants, music, nightlife, and historic landmarks that make the French Quarter one of New Orleans' most distinctive and enduring destinations.



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Information is believed to be reliable but is not guaranteed. All measurements are approximate. Buyer should independently verify zoning, dimensions, permitted uses, flood designation, and all other property information.

RESTAURANT SPACES & COURTYARD



COURTYARD & RESIDENTIAL CHARACTER



FLOOR PLAN



Sizes And Dimensions Are Approximate, Actual May Vary

Sizes and dimensions are approximate; actual may vary. Floor plan provided for marketing purposes only.