



CALL FOR OFFERS

532 N. Rampart

532 N Rampart St, New Orleans, LA 70112

Presented By:

Paul Richard

Commercial Advisor
504.957.5759

prichard@rampartcre.com

Barrett Van Zandt

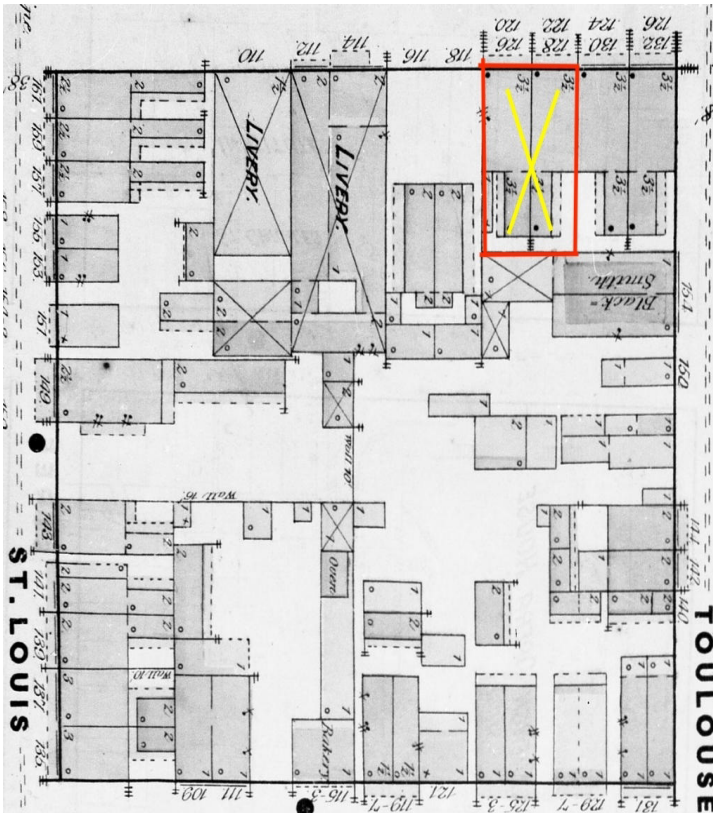
Commercial Sales & Leasing
504.715.9589

bvanzandt@rampartcre.com

Mignon Richard Diaz, CCIM

Commercial Advisor
504.610.1038

mignon@rampartcre.com



LOCATION DESCRIPTION

532 N. Rampart is situated on the primary boundary between the French Quarter and the historic Tremé. This specific block offers the rare "Golden Hour" of investment: it is close enough to the Quarter's tourism engine to capture elite foot traffic, yet positioned on a major multimodal thoroughfare that provides superior accessibility and visibility compared to the narrow interior streets of the District. Key Geographic Highlights:

Key Geographic Highlights: Just three blocks from Bourbon Street and five blocks from the world-class art and antiques of Royal Street.

The Cultural Nexus: Located directly across from the Louis Armstrong Park entrance. This 32-acre park, home to Congo Square and the Mahalia Jackson Theater, serves as a permanent green-space anchor that drives constant traffic from festival-goers and cultural tourists.

Capital Improvement Pipeline: As of 2026, the property sits within the N. Rampart Streetscape Improvement Project (DPW764) zone. This city-backed initiative is currently enhancing the corridor with updated "Complete Streets" multimodal designs, improved lighting, and pedestrian-friendly infrastructure, directly boosting long-term asset value.

Transit Connectivity: Front-door access to the N. Rampart Streetcar Line, connecting the property seamlessly to the Central Business District (CBD) and the trendy Faubourg Marigny/Bywater neighborhoods.

The location's 97/100 Walk Score and excellent transit rating make it a top-tier candidate for luxury hospitality or high-end retail, where guests and clients demand a "car-free" New Orleans experience.





PROPERTY DESCRIPTION

This property at 532 N. Rampart Street is a rare "blank canvas" opportunity in the New Orleans French Quarter. Its scale, zoning, and architectural pedigree make it a premier candidate for a high-yield, Historic Tax Credit driven value-add project.

Invest in a piece of history sitting on the edge of the French Quarter near Armstrong Park. Redevelopment opportunity / Value-add / Investment Property. The property is currently made up of two (2) town home style construction and offering up to six (6) residential units, two (2) courtyards, interior & exterior balconies.

PROPERTY HIGHLIGHTS

- **Built:** Circa 1820–1850
- **Total Living Area:** ~ 7,992 sq. ft
- **Lot Size:** ~ 3,696 sq. ft.
- **Structure:** 3-Story Main House + a 4-Story Carriage House
- **Current State:** Multi-family (Shell condition)
- **Zoning:** VCC-2 (Vieux Carré Commercial District)

OFFERING SUMMARY

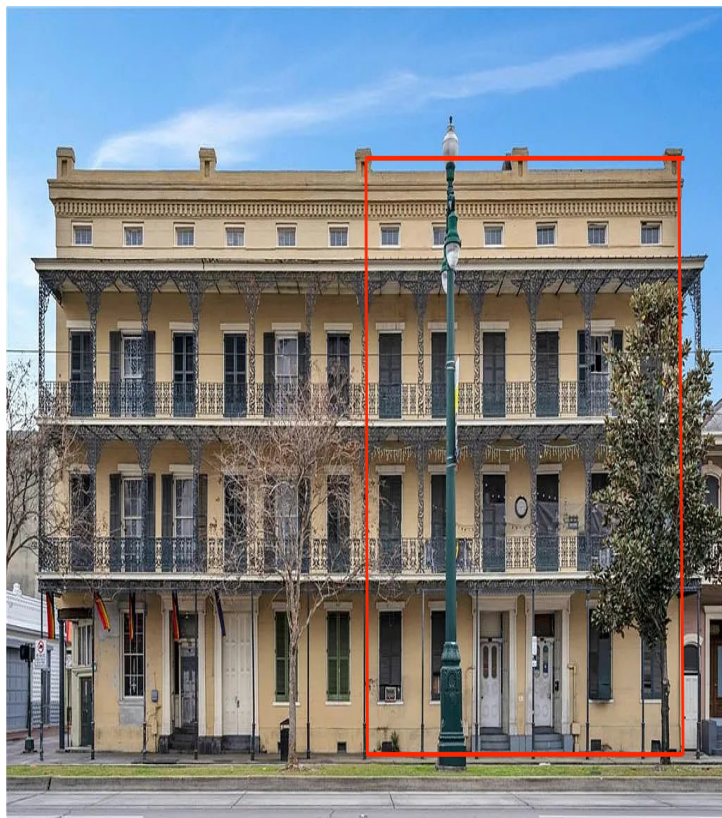
Sale Price:	Call for Offers
Number of Units:	6
Lot Size:	3,696 SF
Building Size:	7,992 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,170	3,667	10,955
Total Population	1,897	5,686	18,274
Average HH Income	\$80,551	\$81,631	\$82,232

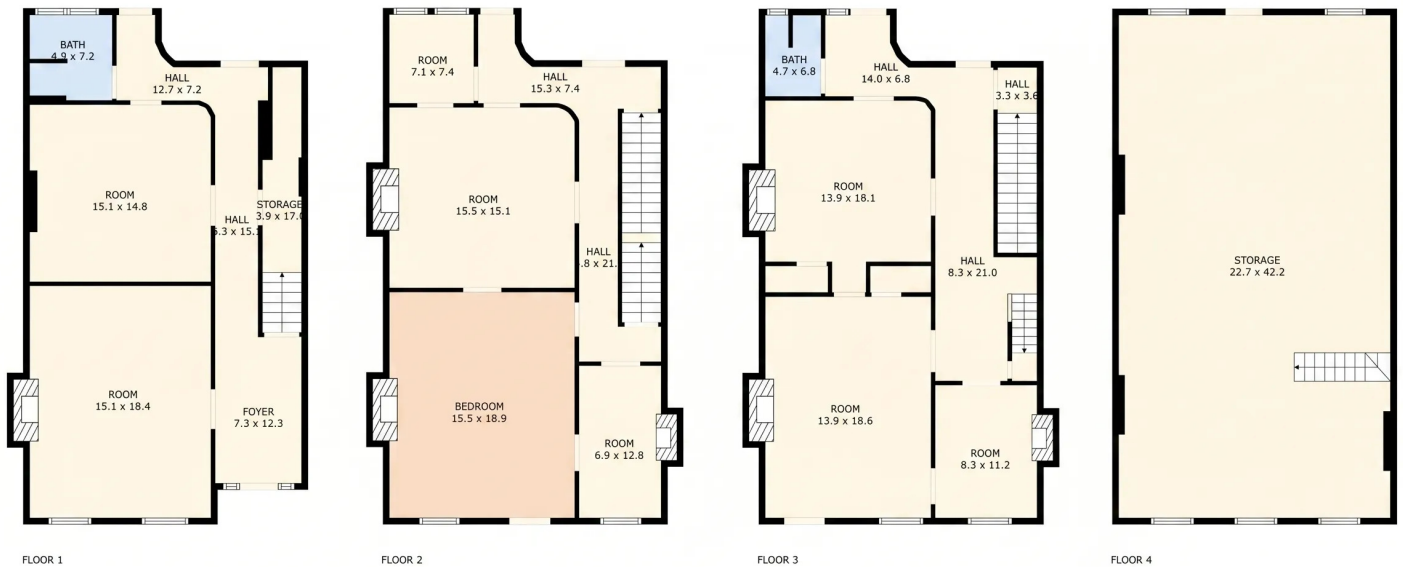
CALL FOR OFFERS

30-Day Marketing Period:	September 28 - October 28, 2026
Offer Deadline:	October 28, 2026
Offers Reviewed and Response:	October 28 - October 30, 2026
Inspection/Due Diligence:	October 30 - November 30, 2026
Closing On or Before:	December 30, 2026

Offers can be submitted via email to Paul Richard (prichard@rampartcre.com) or Barrett Van Zandt (bvanzandt@rampartcre.com) or by hand delivery to 110 Veterans,



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

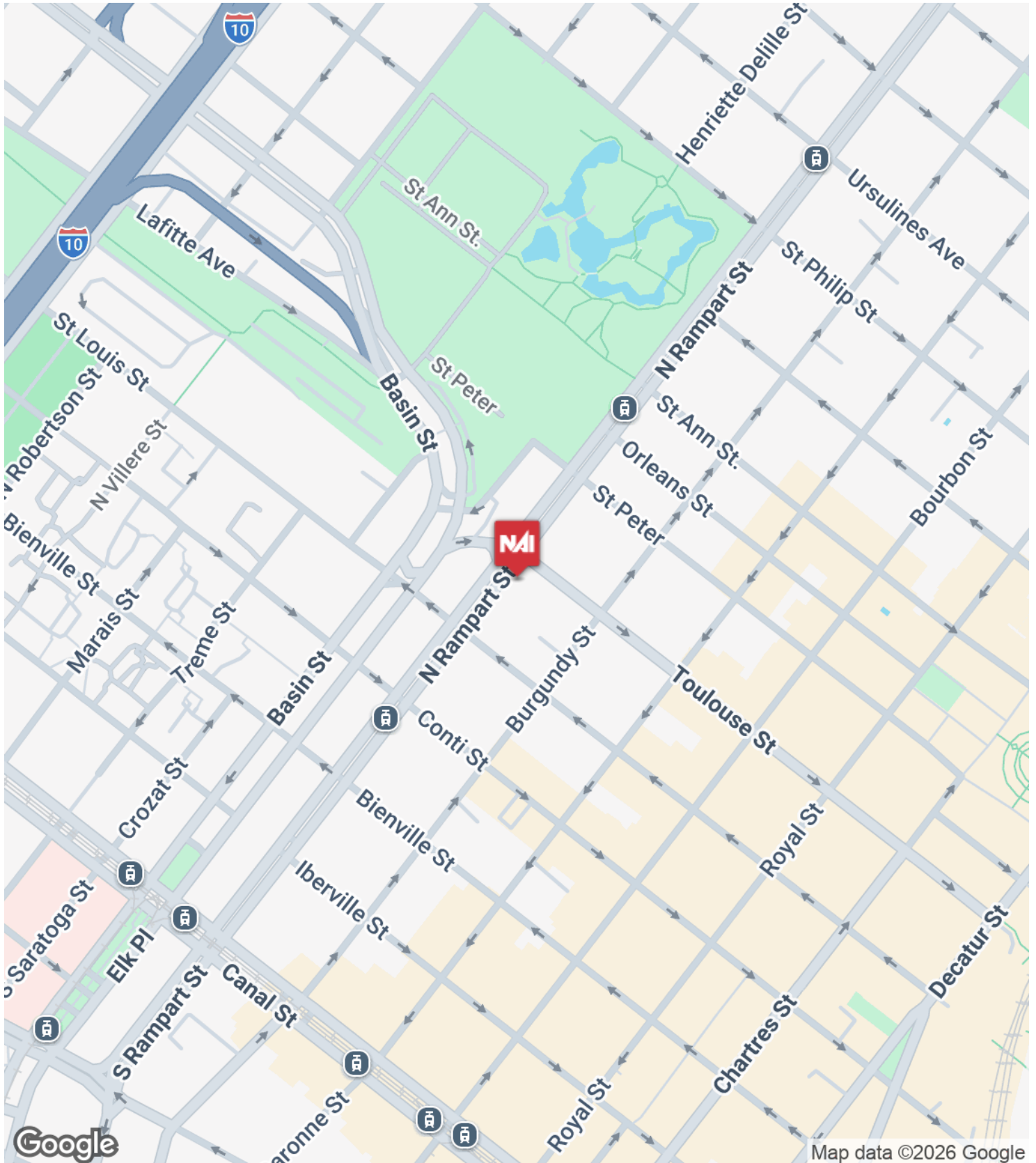


Measurements Are Deemed Highly Reliable But Not Guaranteed.



532 Floor Plan

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For More Information:

Paul Richard

Commercial Advisor

504.957.5759

prichard@rampartcre.com

Barrett Van Zandt

Commercial Sales & Leasing

504.715.9589

bvanzandt@rampartcre.com

Mignon Richard Diaz, CCIM

Commercial Advisor

504.610.1038

mignon@rampartcre.com

NAIRampart

110 Veterans Memorial Blvd., Suite 250
Metairie, LA 70005

www.rampartcre.com

Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To help buyers/lessees arrange for property inspections • To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

Seller/Lessor:

By:

By:

Title:

Title:

Date:

Date:

Licensee:

Licensee:

Date:

Date:

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA