

COMMERCIAL PROPERTY FOR SALE

914 N. Rampart, New Orleans, LA 70116

Presented By:

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LOCATION DESCRIPTION

914 N. Rampart occupies a high-visibility position on the "front porch" of the French Quarter. Situated on the river-side of the Rampart Street thoroughfare, it anchors the transition between the world-renowned charm of the Vieux Carré and the culturally rich, evolving landscape of the Tremé.

- **The Park at Your Doorstep:** Directly across from the 32-acre **Louis Armstrong Park** and the historic **Congo Square**, providing guests or tenants with rare green-space views and immediate access to one of New Orleans' most significant attractions.

- **A Multimodal Transit Hub:** Located directly on the **Rampart-St. Claude Streetcar line**, offering effortless connectivity to the Central Business District (CBD), the Marigny's jazz corridor on Frenchmen Street, and the artsy Bywater area.

- **Walking Score & Proximity:** 97/100

3 Blocks to Bourbon Street

- **5 Blocks** to Royal Street (High-end Antiques & Galleries).

- **7 Minutes** to the Saenger Theatre and Canal Street.

- **The "Rampart Renaissance":** The North Rampart corridor is undergoing a revitalization phase. It is rapidly becoming one of the city's "lifestyle corridors," attracting boutiques, flagship restaurants, and professional offices

Investors will benefit from the immediate ecosystem of established "destination" neighbors that drive consistent foot traffic to N. Rampart.

- **Dining & Spirits:** Steps from **Bar Tonique** (nationally acclaimed craft cocktails) and **Mamou** (modern French Creole dining).

- **Culture:** Immediate proximity to **St. Louis Cemetery No. 1**, the city's most visited historic site, ensuring a constant stream of high-intent tourism and foot traffic.

- **Professional Synergy:** The property sits in a cluster of law offices, boutique retail, reinforcing its viability as a location for retail, restaurants, professional businesses.



PROPERTY DESCRIPTION

914 N. Rampart is a rare find in the Vieux Carré: a meticulously maintained Victorian Italianate estate that is fully optimized for immediate revenue generation. Formerly the "Victorian House B&B" and most recently a flagship medical clinic, this 3,400+ sq. ft. property offers investors a "turn-key" entry into the French Quarter's commercial and/or hospitality markets.

Historically known as the Victorian House Bed & Breakfast (seven Bedrooms/Bath), it successfully pivoted into a professional medical clinic in 2023–2024. This history proves the building's ability to sustain high-intensity commercial use while maintaining its historic charm.

PROPERTY HIGHLIGHTS

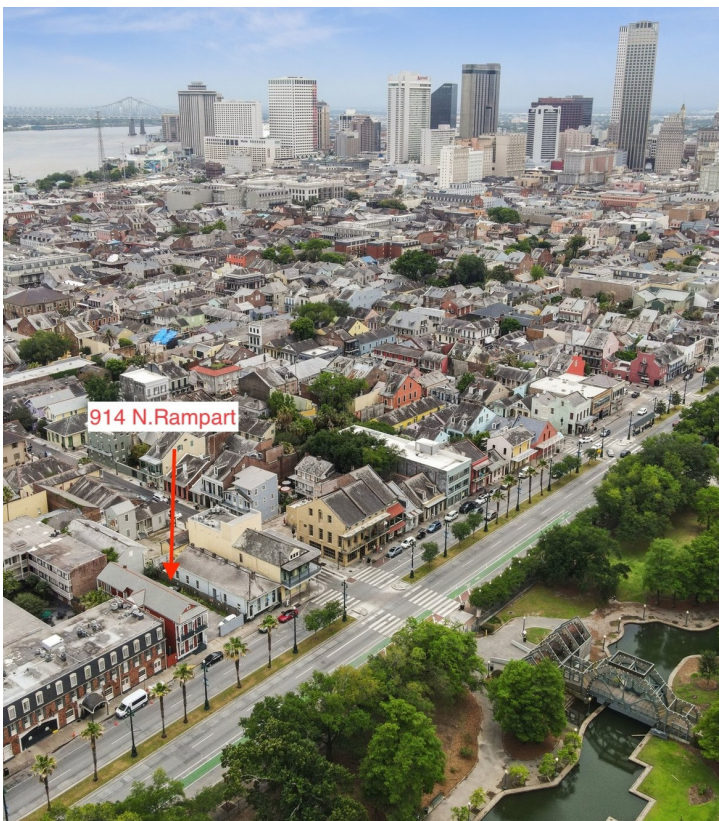
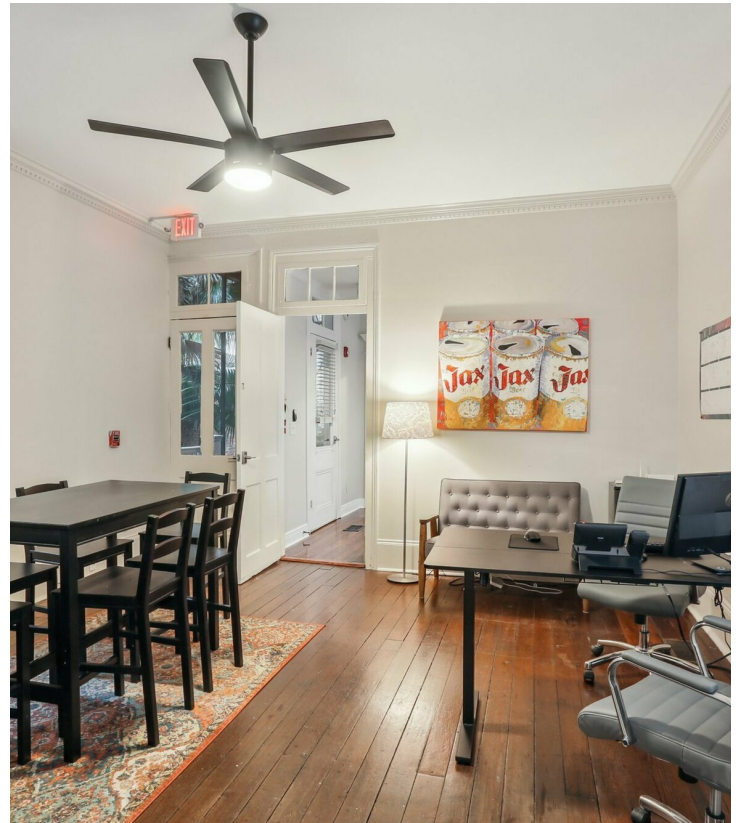
- 914 N. Rampart is a "Green-rated" building by the Vieux Carré Commission (VCC), denoting local architectural and historical significance.
- Operational Flexibility: VCC-2 zoning and a 7BR/7BA layout allow for a seamless transition between a luxury private residence, a boutique inn, or a high-end professional office.
- Accessibility Advantage: Rare ADA-compliant features, including a mechanical lift (2023), make this one of the most accessible historic buildings in New Orleans—a major value-add for commercial leasing.

OFFERING SUMMARY

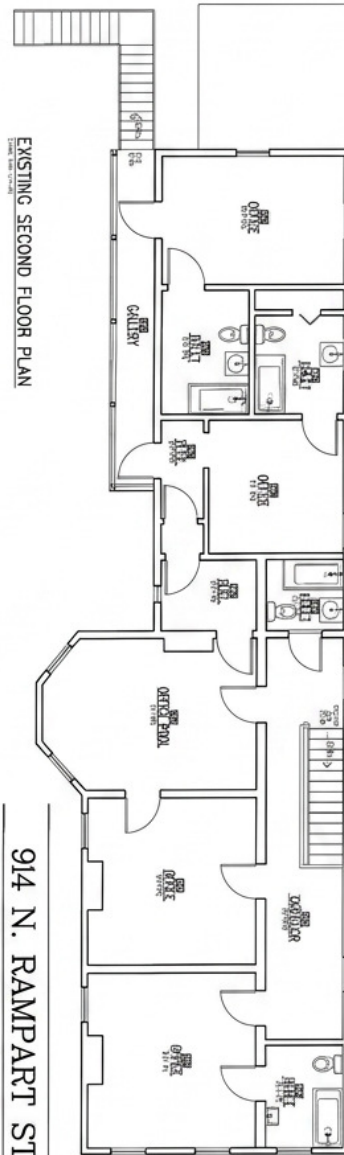
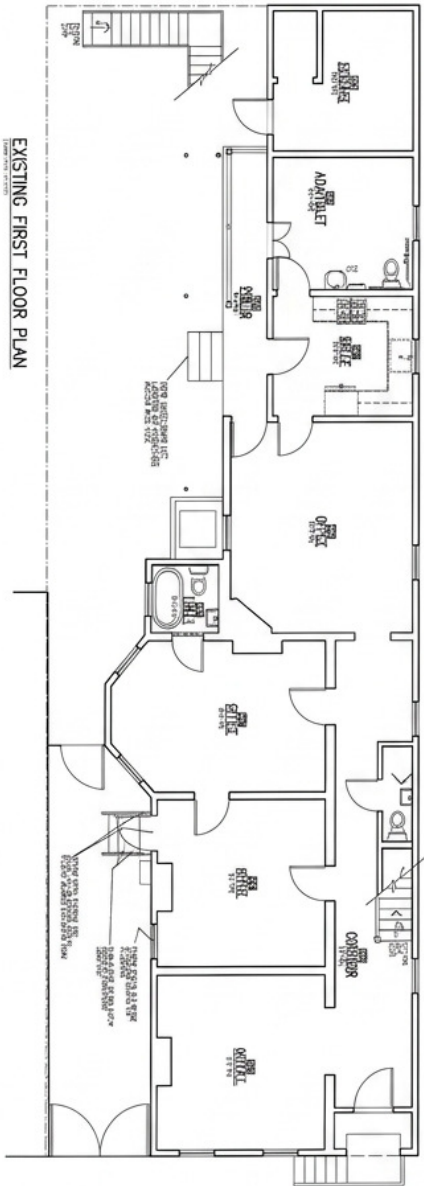
Sale Price:	\$1,192,100
Lot Size:	2,945 SF
Building Size:	3,461 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	808	3,158	11,396
Total Population	1,279	4,936	20,160
Average HH Income	\$117,000	\$94,891	\$84,442

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SQUARE FOOTAGE CALCULATIONS
 EXISTING FIRST FLOOR - 1744 SQ. FT.
 EXISTING SECOND FLOOR - 1048 SQ. FT.
 TOTAL - 2792 SQ. FT.

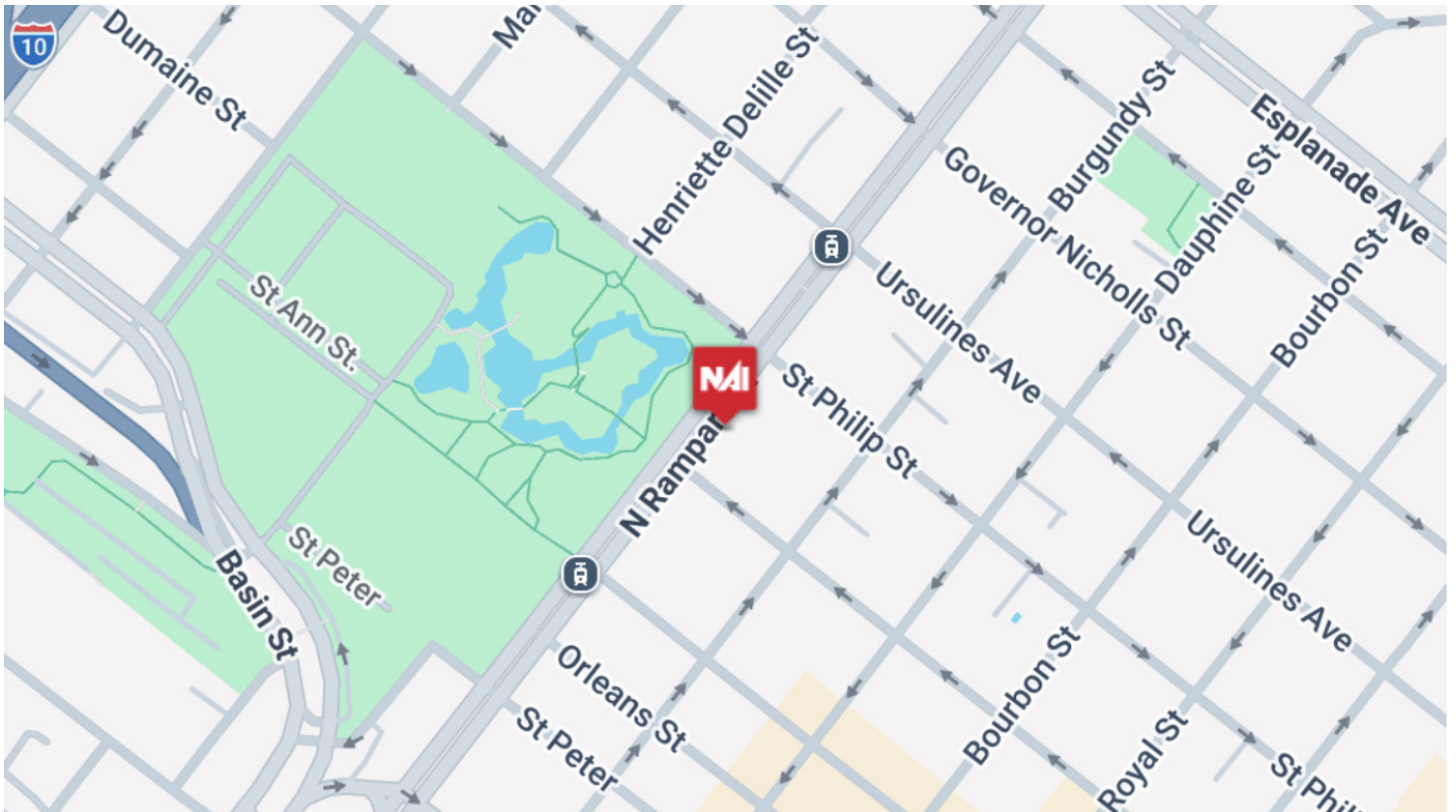
GENERAL NOTE:
 1) ALL AREAS DESIGNATED TO BE EXISTING ROOM PLANS
 2) NO CHANGE IN EXISTING LINES
 3) NO CHANGE IN EXISTING ORIENTATION
 4) NO CHANGE IN EXISTING ORIENTATION
 5) NO CHANGE IN EXISTING ORIENTATION

914 N. RAMPART STREET
ADA UPGRADES / WHEELCHAIR LIFT
FOR EXISTING HISTORIC BUILDING
BUSINESS OCCUPANCY
MEDICAL CLINIC
 NEW ORLEANS
 LOUISIANA

GENERAL SCOPE OF WORK:
 NEW WHEELCHAIR LIFT, LIFTING AND DOWN TO EXISTING ACCESSIBLE ACCESS AND THE EXISTING
 HISTORIC BUILDING WITHIN THE VEST CORP. HISTORIC DISTRICT
 CHANGE OF USE FROM A "HISTORIC BUILDING" (GROUP B-1) TO A "BUSINESS" (GROUP B) BUILDING



	EX1 SHEET OF	PROJECT NO. DATE: 11-4-15	BUSINESS OCCUPANCY 914 N. RAMPART ST CHANGE OF USE NEW ORLEANS, LOUISIANA	THESE ARE THE CALCULATIONS FROM THE ARCHITECT'S DRAWING TO UNDER THE CODE VOUCHER THE ARCHITECT'S DRAWING IS THE RESPONSIBILITY OF THE ARCHITECT AND NOT THE ENGINEER'S. THE ARCHITECT'S DRAWING IS THE ARCHITECT'S RESPONSIBILITY.	TERRELL FABACHER ARCHITECTS, L.L.C. 1066 N. JEFFERSON GARDENS PRWAY SUITE 200 NEW ORLEANS, LOUISIANA 70128 TEL: 504-588-1155
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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:

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