

COMMERCIAL PROPERTY FOR SALE

914 N. Rampart Street

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

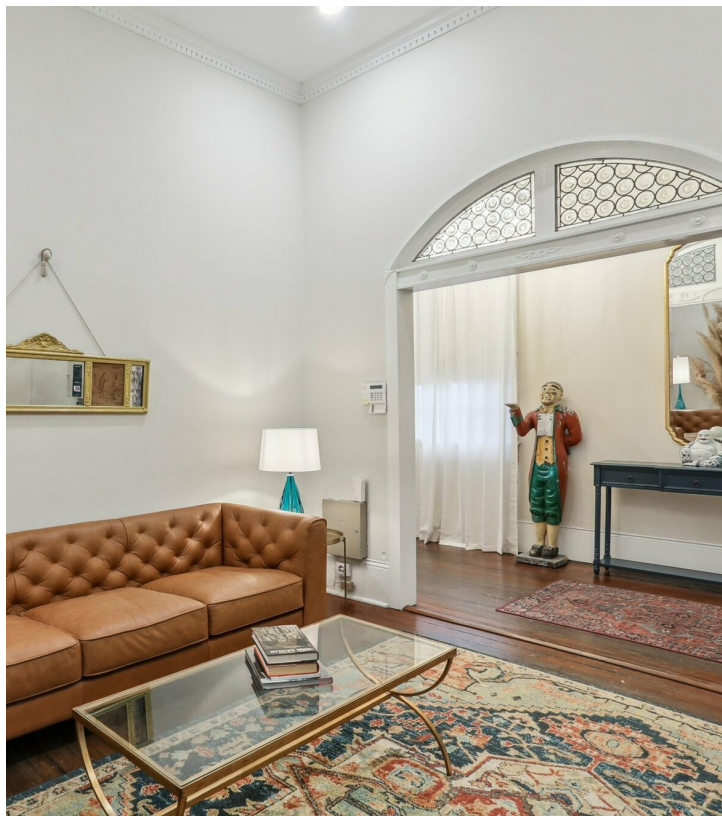
- 914 N. Rampart is a "Green-rated" building by the Vieux Carré Commission (VCC), denoting local architectural and historical significance.
- Operational Flexibility: VCC-2 zoning and a 7BR/7BA layout allow for a seamless transition between a luxury private residence, a boutique inn, or a high-end professional 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:	\$925,000
Lot Size:	2,945 SF
Building Size:	3,461 SF

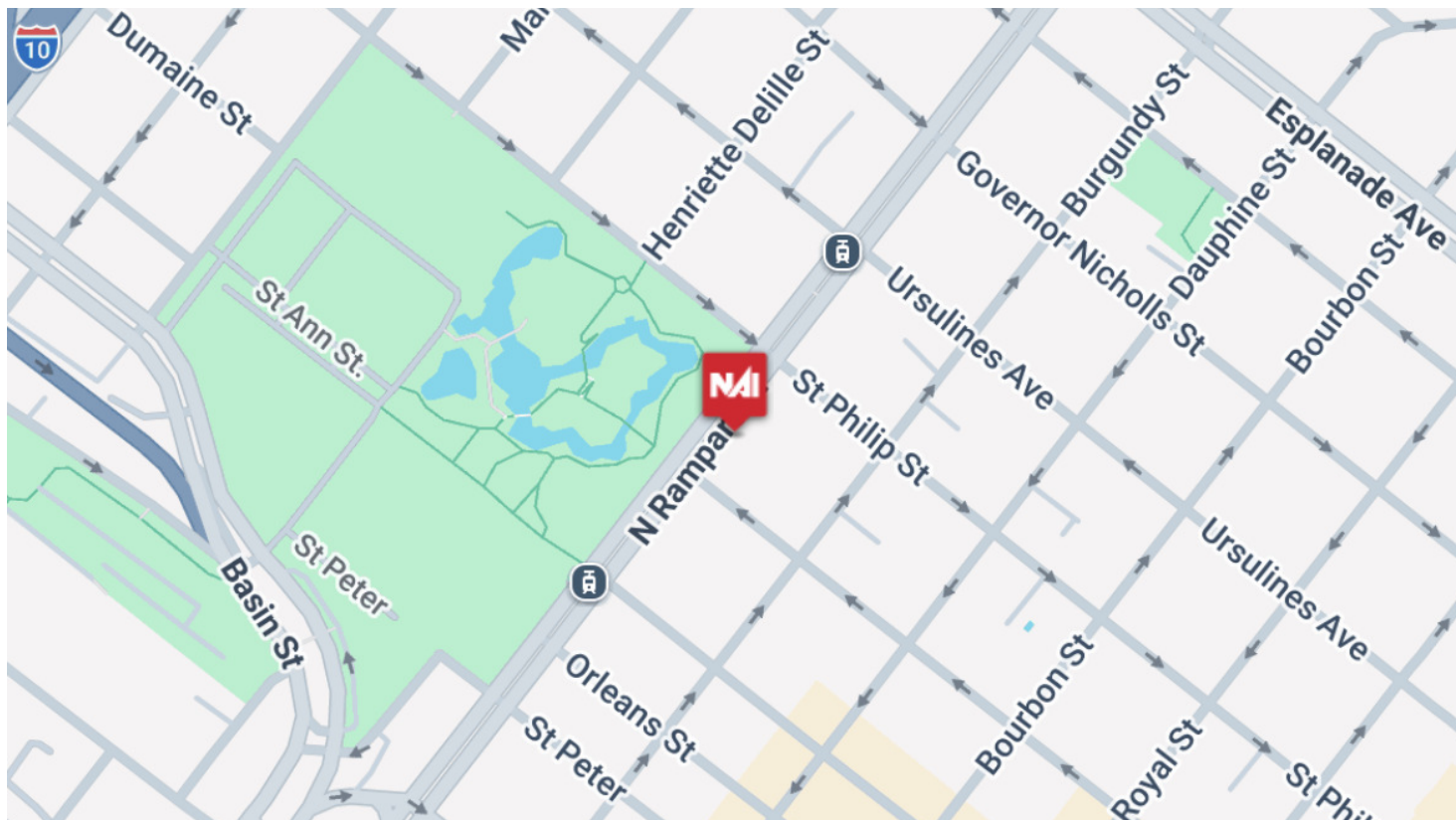
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	808	3,158	11,396
Total Population	1,279	4,936	20,160
Average HH Income	\$117,000	\$94,891	\$84,442

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