

401 Tchoupitoulas Street

GROUND FLOOR RETAIL-OFFICE FOR SALE



401 Tchoupitoulas St., New Orleans, LA

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401 Tchoupitoulas Street New Orleans, LA 70130

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,499,000
Building Size:	4,115 SF
Price Per Square Foot:	\$364.27
Not Included:	Drapery, Lighting, Cabinetry, and Select furniture are not included in the Sale price but can be purchased separately.

Property Description

Rare CBD Commercial Condo – Historic Charm Meets Modern Functionality

A rare opportunity to own a high-visibility, ground-floor commercial condo in the heart of the New Orleans Central Business District. Situated in the historic Walle & Company LTD Building, originally built in 1920, this ±4,115 SF space masterfully blends classic New Orleans architecture with contemporary finishes.

Neighboring the iconic Mother's Restaurant and directly across from the Windsor Court Hotel, this condo benefits from exceptional pedestrian traffic, immediate access to hotels, Class A office towers, and the New Orleans Convention Center.

Whether you're a ***boutique retailer, professional service provider, or regional law firm seeking a high-profile flagship location***, this property offers unmatched visibility, walkability, and presence in one of New Orleans' most vibrant commercial corridors.

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COMPLETE HIGHLIGHTS



Detailed Property Highlights

- **Corner Presence with Dual Entrances** Prominent street-level exposure on Tchoupitoulas Street with a secondary entrance on Natchez Street—perfect for branding and client convenience.
- **Stunning Architectural Detail** Blends classic New Orleans charm with upscale finishes: crown molding, exposed ceiling, and track lighting throughout.
- **Soaring Ceilings & Natural Light** 14–15’ ceilings open to the deck and floor-to-ceiling windows create an inspiring, light-filled environment ideal for display or client meetings.
- **High-End Interior Buildout** Formerly a luxury design showroom, the space includes a designer kitchen, 1.5 bathrooms with a walk-in shower, and abundant custom storage.
- **Open + Private Layout** Functional layout supports both open retail or gallery use and private offices or consultation rooms—flexible for boutique or service-based operations.
- **Prestigious Neighbors** Adjacent to Mother’s Restaurant and across from the Windsor Court Hotel, with steady foot traffic from tourists, professionals, and locals.
- **Ownership Opportunity in the CBD** Rare chance to own in a premier mixed-use condominium building—ideal for firms tired of leasing and looking to invest in their presence.
- **Walkable, Iconic Location** Steps from the French Quarter, Warehouse District, Caesars Casino, and Convention Center—benefiting from year-round foot traffic and tourism.
- **Street-Level Visibility** Eye-catching glass storefront with signage opportunities on both frontages—ideal for branding in a high-traffic corridor.
- **Ready for Immediate Occupancy** Move-in ready condition with no deferred maintenance, updated systems, and upscale finishes throughout—ideal for owner-users looking to activate quickly.

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ADDITIONAL PHOTOS



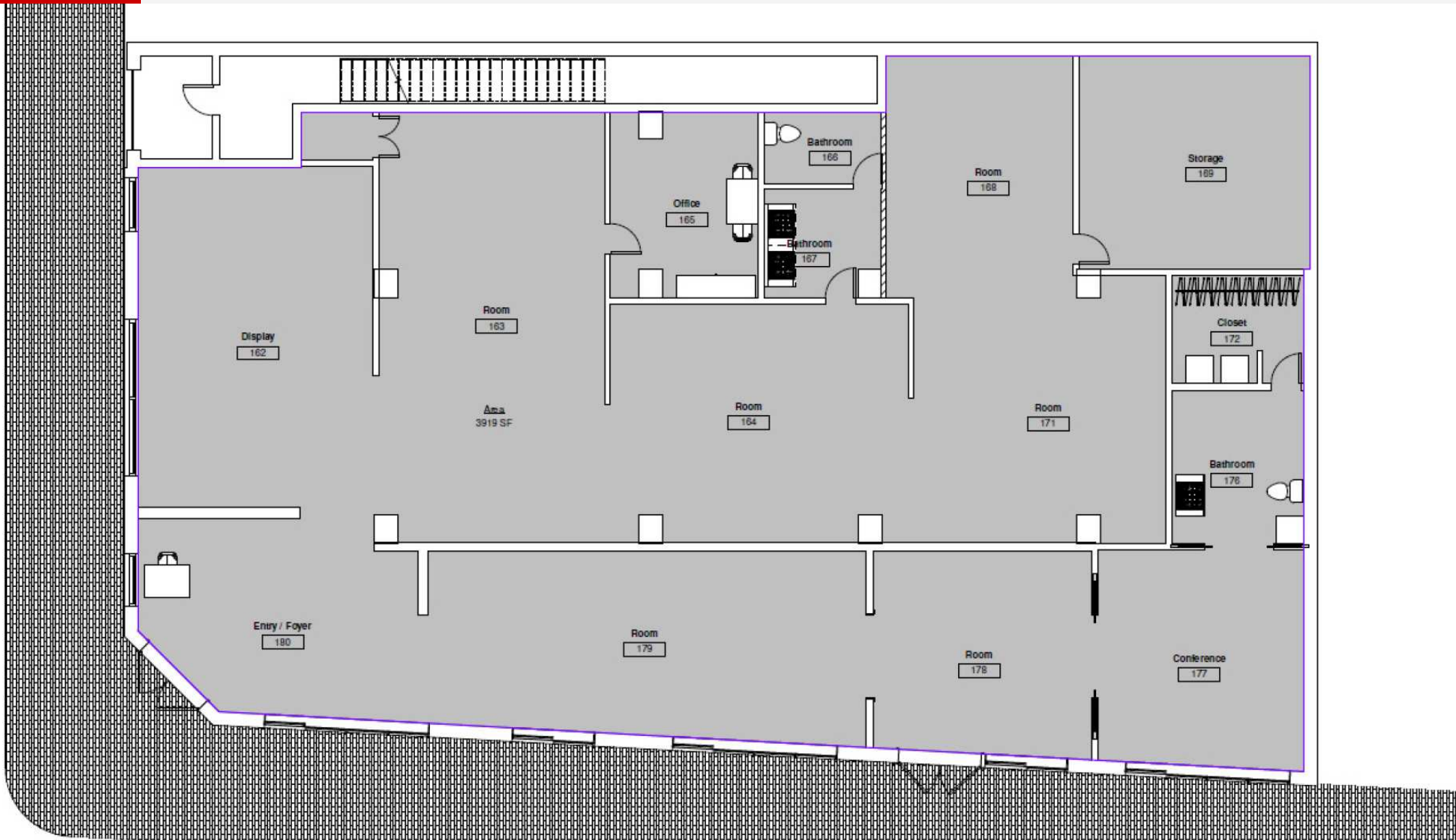
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FLOOR PLAN



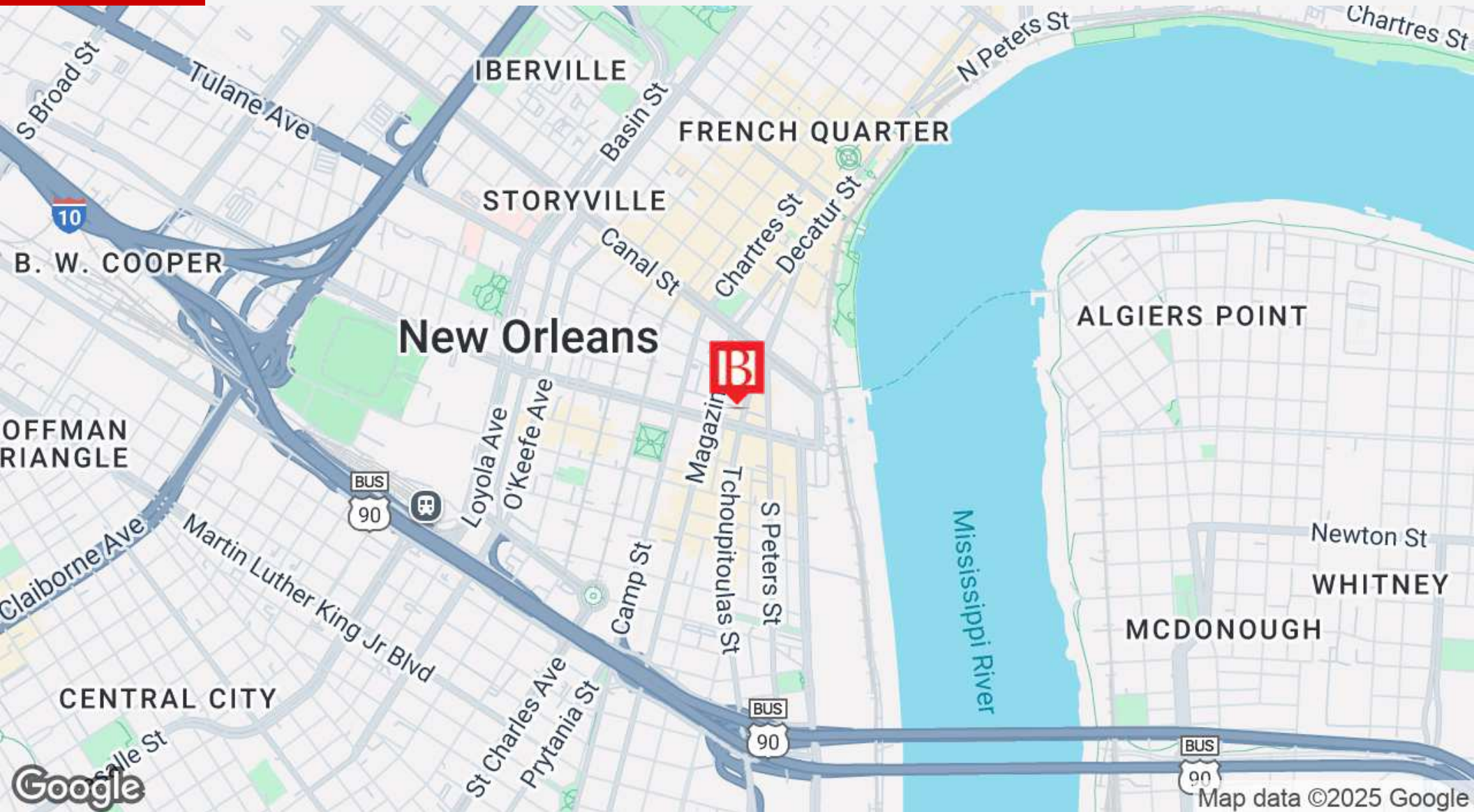
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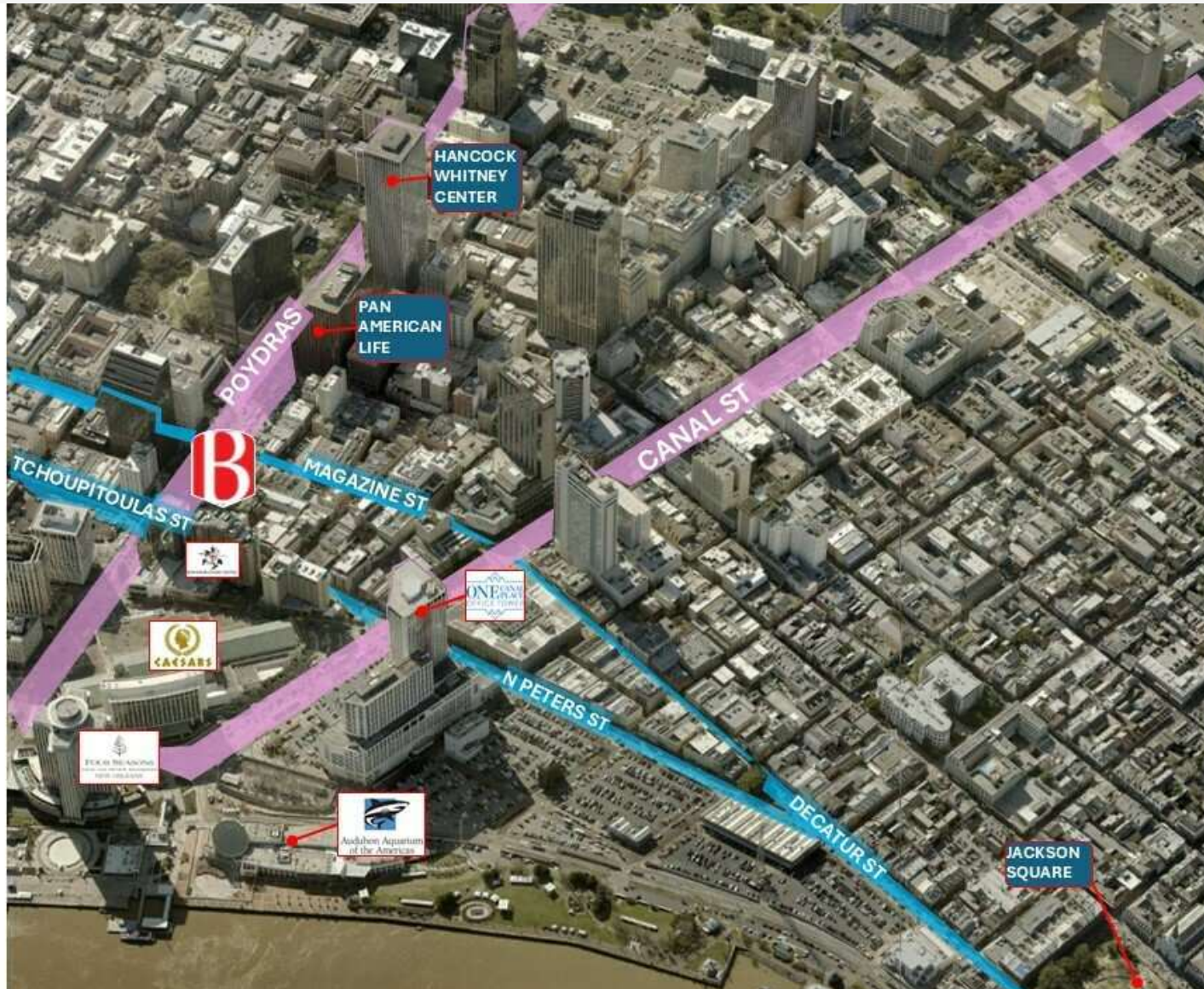
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AERIAL MAP



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