



Rare Off-Market Investment Opportunity

For the first time in 30 years, an extraordinary and rare opportunity has become available for purchase in the heart of the French Quarter, near Armstrong Park. This property consists of four large historic buildings offering immense potential for renovation and revitalization. With a hotel license already in place, this is an exceptional chance to add a valuable asset to your investment portfolio.

Key Features:

- Location: Situated near Armstrong Park and the vibrant cultural heart of the French Quarter.
- Buildings: Four large, historic buildings, each brimming with potential for restoration or redevelopment.
- Parking: Ample parking lot included, a rare amenity in this bustling area.
- Multi-Use Potential: Ideal for a variety of commercial or residential uses – whether you're interested in a boutique hotel, mixed-use development, or luxury condos.
- Hotel License: Existing hotel license provides an excellent opportunity to start operations immediately, without the need for time-consuming approvals.
- Renovation Opportunities: These buildings offer extensive potential for renovation, giving buyers a chance to preserve and modernize historic structures while increasing their value.
 - 1001 N Rampart St c1940 – eligible for State Historic Tax Credits
 - 1005 N Rampart – lot not eligible for credits
 - 1009 N Rampart c1870s original/c1890s remodel – eligible for State and Federal Historic Tax Credits
 - 1015 N Rampart c1870s original/c1890s remodel - eligible for State and Federal Historic Tax Credits
 - 1029 N Rampart c1850s original/c1900 and c1940 remodels - eligible for State and Federal Historic Tax Credits

This is an opportunity to own a piece of New Orleans' iconic landscape. Virtual tours available for each property.

1001 N. Rampart St.

2 Units

4,814 Square Feet

Lot Size 31 X 127

[VIRTUAL TOUR](#)



1001 N Rampart Street, New Orleans, LA, 70116

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

1005 N. Rampart St.

Parking Lot

12 Parking Spots

Lot Size 16 X 127



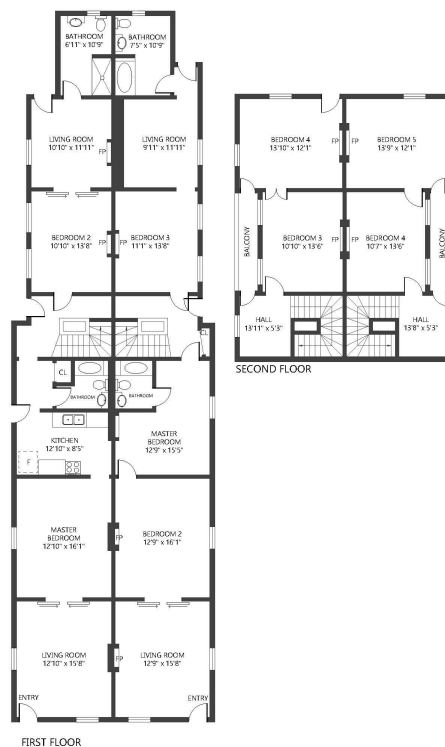
1009 N. Rampart St.

2 Units

4,977 Square Feet

Lot Size 31 X 127

[VIRTUAL TOUR](#)



1013-1015 N Rampart Street, New Orleans, LA, 70116

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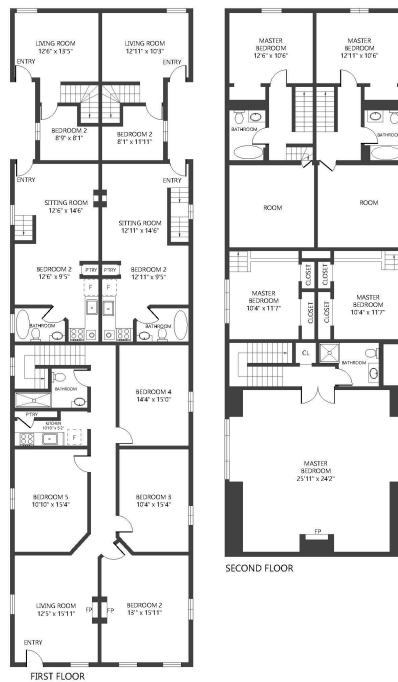
1015 N. Rampart St.

5 Units

4,754 Square Feet

Lot Size 31 X 127

[VIRTUAL TOUR](#)



1017 N Rampart Street, New Orleans, LA, 70116

While every attempt has been made to ensure the accuracy of the floor plan, condensed here, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

1029 N. Rampart St.

2 Units

4814 square feet

Lot size 30 X 120

[VIRTUAL TOUR](#)



1027 N Rampart Street, New Orleans, LA, 70116

Virtual reality cannot be taken as a substitute for a physical inspection of the property. Measurements of rooms, buildings, streets and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser.



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