

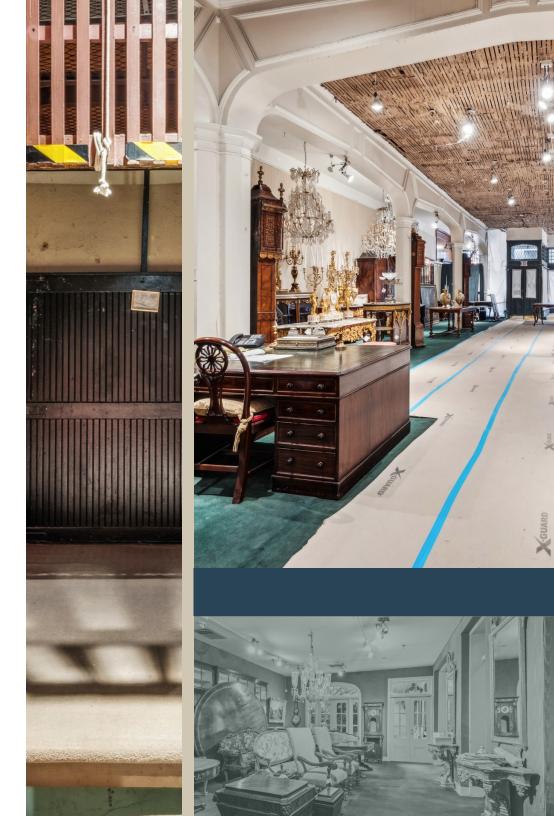
HISTORIC FRENCH QUARTER OPPORTUNITY

Constructed in 1852, the property showcases classic French Quarter architecture, featuring iconic picture-frame display windows, soaring ceilings, and a versatile open floorplan that maximizes retail space.

In addition to the expansive ground floor, the property includes two additional floors and a rear dependency, offering excellent potential for conversion to high-end residential use. A working freight elevator and sprinkler system are already in place, providing both convenience and compliance.

Set in an unrivaled location on Royal Street, this property is ideally positioned between two historic institutions—Brennan's and Latrobe's—and directly across from the Louisiana Supreme Court. With some of the highest foot traffic in the French Quarter, this site ensures visibility, prestige, and continuous activity.

A true rarity, this trophy property combines timeless elegance with unparalleled potential, making it the perfect foundation for a flagship retail presence or a transformative investment in the heart of New Orleans' most coveted neighborhood.





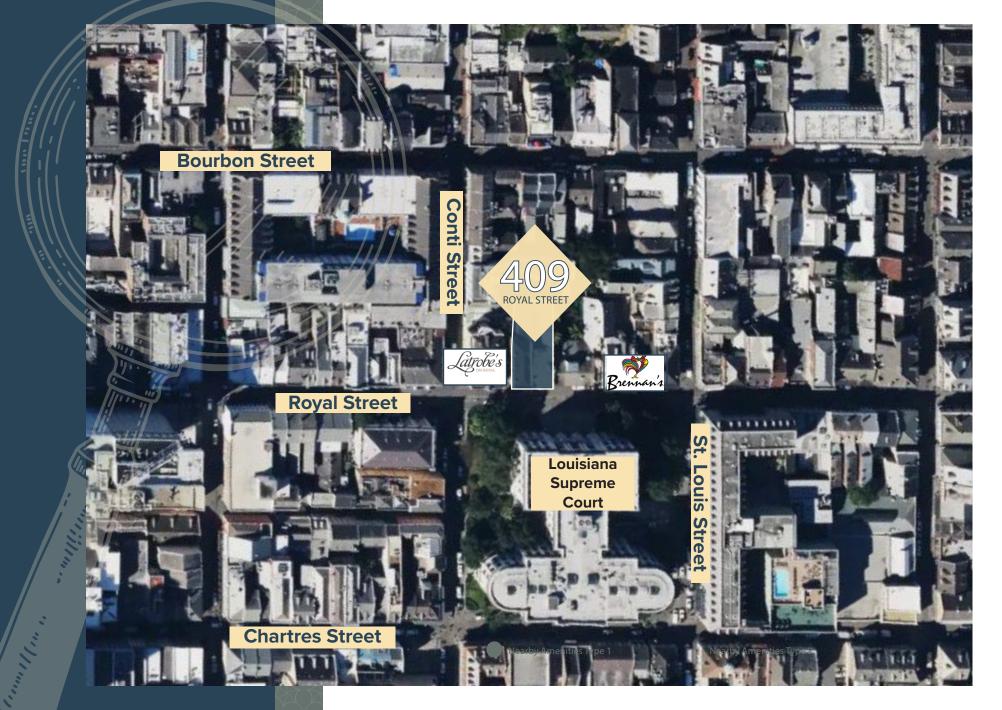
CENTURIESOFHISTORY

The French Quarter, known as Vieux Carré, is the oldest neighborhood in New Orleans, rich in history and culture. Established in 1718 by French colonists, it showcases a blend of Spanish, French, Creole, and American architectural styles. The area is famous for its vibrant nightlife, historic landmarks like St. Louis Cathedral, and lively atmosphere filled with music and cuisine. Over the centuries, the French Quarter has evolved while maintaining its unique charm, making it a must-visit destination for tourists seeking to experience the heart of New Orleans. Its historic significance, combined with its lively culture, continues to draw visitors from around the world, solidifying its status as a cultural icon.





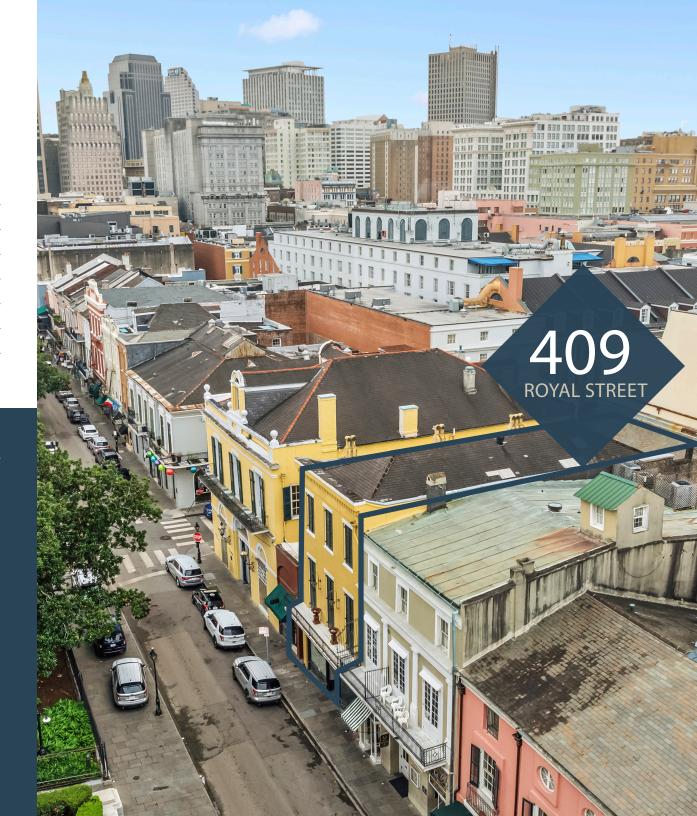
LOCATION LOCATION!



PROPERTY HIGHLIGHTS

TOTAL SF	+/- 9,183 SF
FLOOR 1	+/- 3,001 SF
FLOOR 2	+/- 3,091 SF
FLOOR 3	+/- 3,091 SF
FRONTAGE	Royal Street
SALES PRICE	\$5,295,000
YEAR BUILT	1852

- HISTORICALANDIRREPLACEABLE LOCATION IN THE FRENCH QUARTER
- STUNNING CLASSIC FRENCH QUARTER ARCHITECTURE
- 3 FLOORS WITH OPERATING LIFT ELEVATOR AND FULLY SPRINKLERED
- PERFECT OPPORTUNITY FOR MIXED-USE RE-DEVELOPMENT



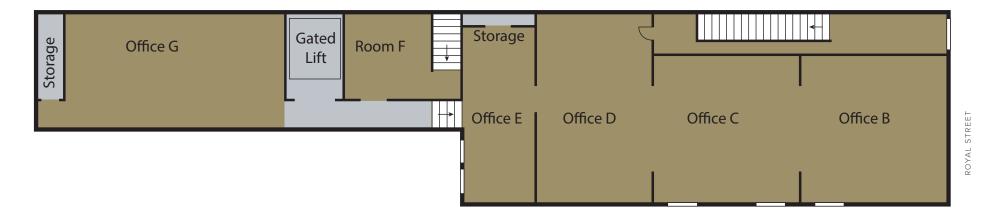
FLOOR PLAN





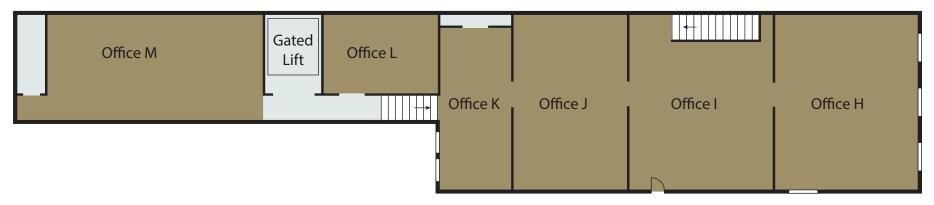
FLOOR 1 +/- 3,001 RSF

FLOOR PLAN



FLOOR 2 +/- 3,091 RSF

FLOOR PLAN



ROYAL STREE



FLOOR 3 +/- 3,091 RSF

NEW ORLEANS MOST COVETED NEIGHBORHOOD



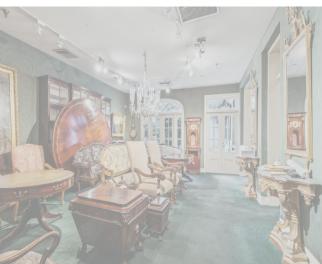












Historic French Quarter Retail Building FOR SALE

409 ROYAL STREET

+/- 9,183 SF

Sales Price: \$4,590,000

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