

New Orleans Bed & Breakfast FOR SALE

Campeche Bed & Breakfast | 632 N White Street,
New Orleans, LA 70119 | Located in the Historic
Bayou St. John Neighborhood



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Property Overview

Address:	632 N White Street, New Orleans, LA 70119
Neighborhood:	Bayou St. John
Keys:	Eight (8)
Building Size:	4,518 sf
Lot Size:	Approximately 0.5 acres (3 lots of record)
Current Use:	Licensed Bed & Breakfast
Zoning:	HUMU (Historic Urban Mixed-Use)
Year Renovated:	2015
Price:	\$1,595,000



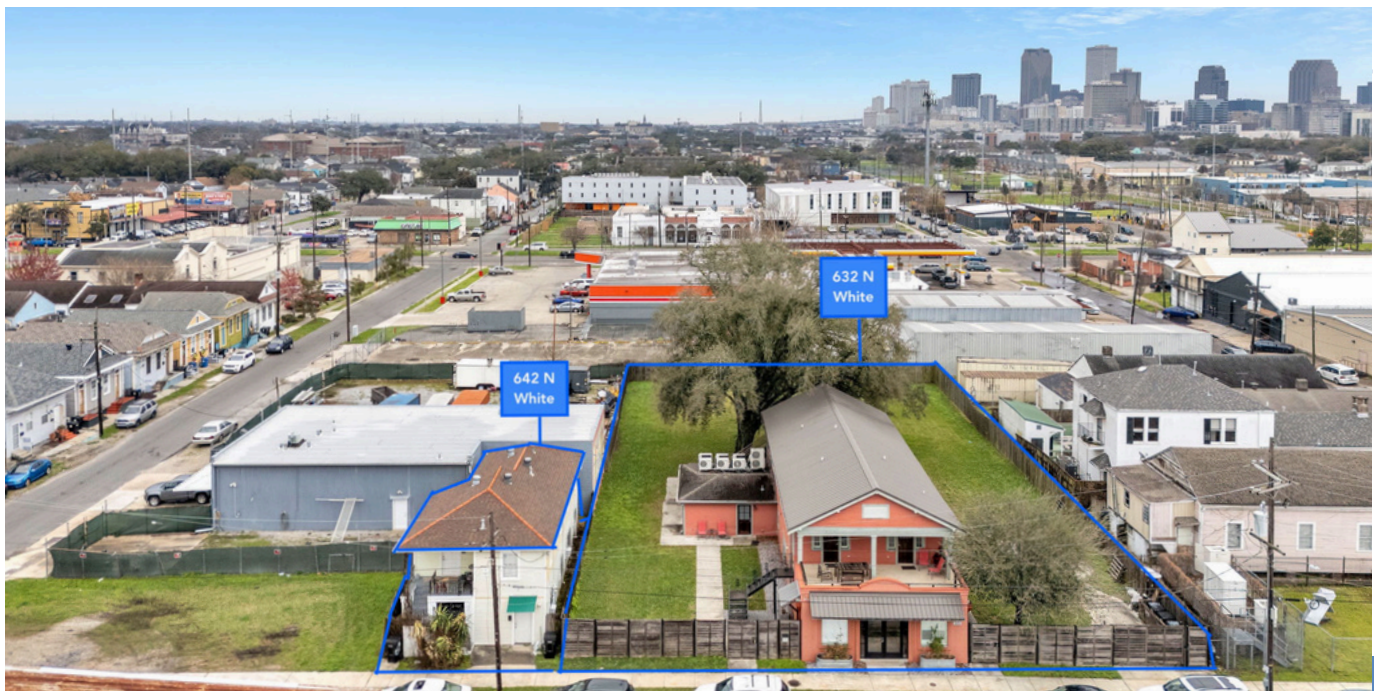
About Campeche in New Orleans

Campeche is a unique investment opportunity in the highly desirable Bayou St. John neighborhood of New Orleans. This established bed and breakfast features eight individually appointed guest units within a beautifully renovated historic property. The offering includes significant upside potential through revenue optimization, amenity enhancements, and possible expansion.

Strategically located near City Park, the Fairgrounds, and the Lafitte Greenway, Campeche is surrounded by a vibrant mix of top-tier dining, nightlife, and cultural attractions, including Pal's Lounge, Parkway Bakery & Tavern, and the New Orleans Jazz Festival grounds.

With its **HU-MU zoning** and adjacency to an additional property owned by the seller (642 N. White St. offered for \$348,900), this asset offers multiple potential uses, including **continued hospitality operations, a multi-family conversion, or mixed-use redevelopment**.

This prime location presents an exceptional opportunity for **hospitality operators, multi-family investors, or developers** looking to capitalize on a well-positioned asset in one of the city's most sought-after neighborhoods.



Investment Highlights

\$1,595,000

8 Individual Guest Units

Each with exterior egress/ingress, wet bar, private bathroom, and living room (except for one studio unit). One unit is ADA-compliant. This licensed B&B includes a lobby, kitchen and office.

Location

Prime spot in the heart of New Orleans with quick access to key attractions and events (Jazz Fest, City Park, the French Quarter, and Bayou St. John. (632 N White St.)

Value Add Opportunity

A developer could capitalize on the property's excess land by adding units and amenities such as a pool or outdoor gathering spaces

Historic Urban Mixed-Use Zoning (HUMU)

Allows for various potential repositioning strategies, including continued STR, boutique hotel, mixed-use, or multi-family development.

Turnkey Hospitality

Fully operational and licensed B&B in a prime New Orleans location. Eight guest suites, charming common areas, and expansion potential—ready for immediate revenue and growth.

Expansion

The managing partner owns the adjacent property at 642 N White Street, opening opportunities for a larger-scale redevelopment or operational synergy. 642 N White is offered for \$348,900.



Strategic Location

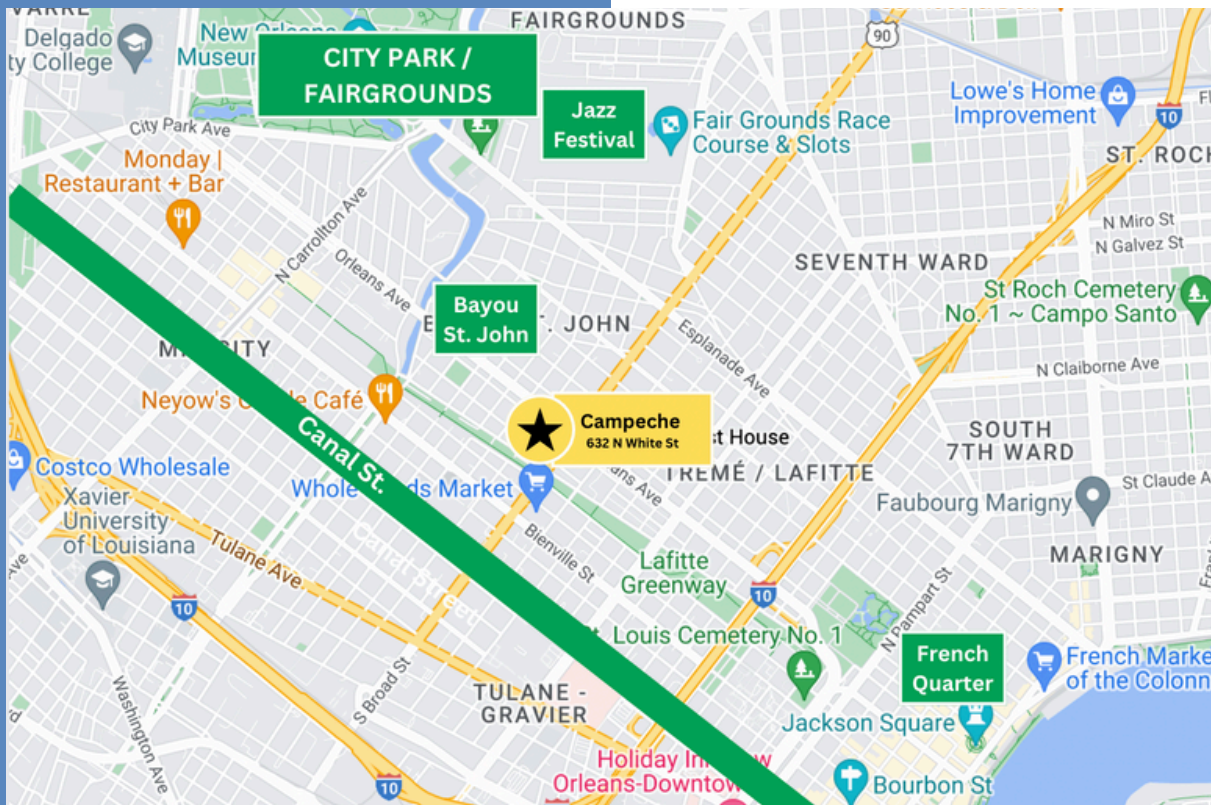
Bayou St. John/Mid-City neighborhood

Campeche Bed & Breakfast is located at 632 N White Street, New Orleans, LA 70119, in the vibrant Bayou St. John/Mid-City neighborhood. This prime location offers a unique blend of local culture and convenient access to numerous attractions.

Proximity to Attractions:

- 2 blocks from Lafitte Greenway
- 8 blocks from Jazz Fest and City Park
- 6 blocks from the Canal Street streetcar and easy access to French Quarter

Nearby Amenities: The new Broad Theater, coffee shops, Whole Foods, and unique local markets all within walking distance.



EXTERIOR



EXTERIOR



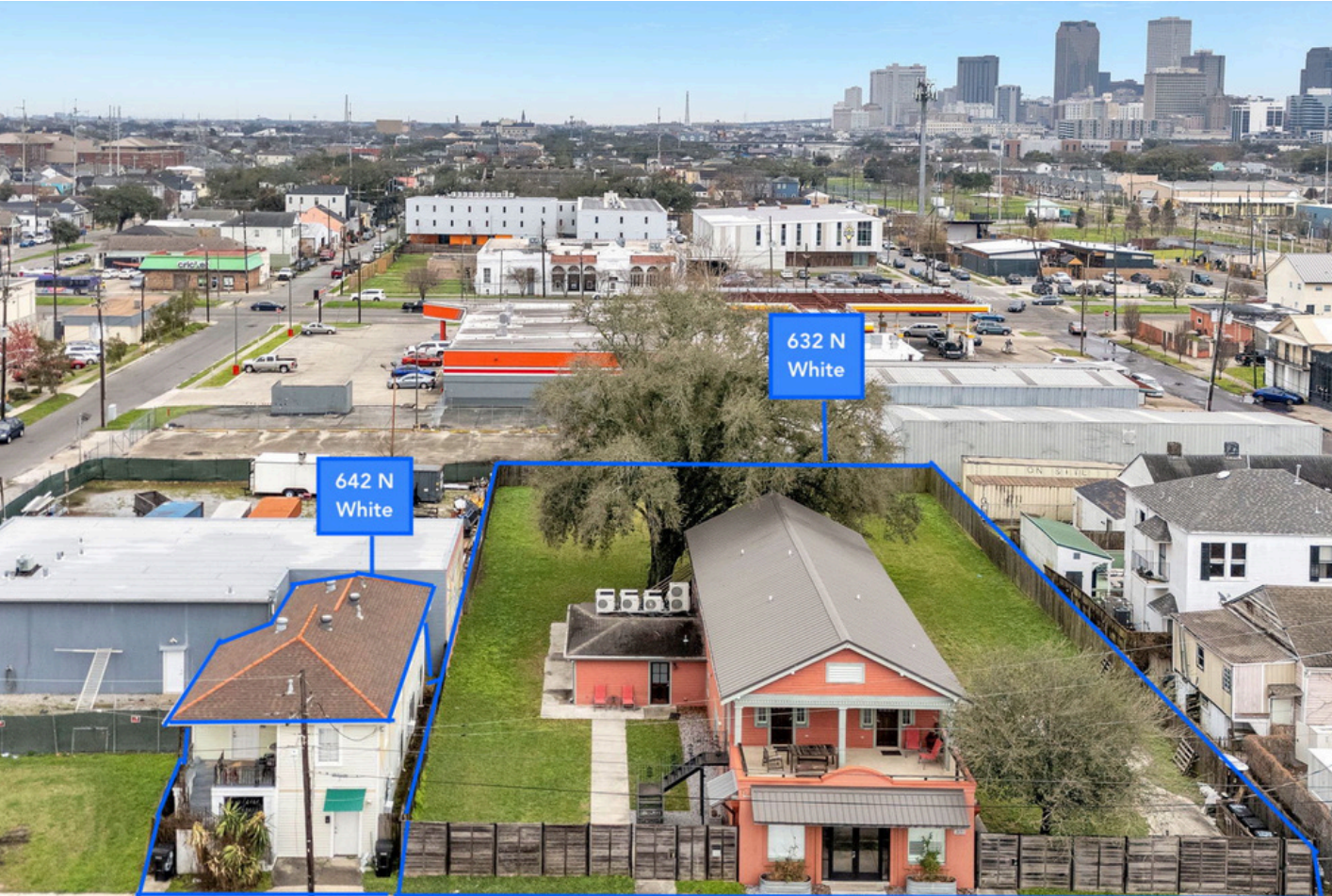
INTERIOR LOBBY



INTERIOR UNIT, SAMPLE



EXTERIOR: 632 N White [with 642 N White for reference]



Floorplans

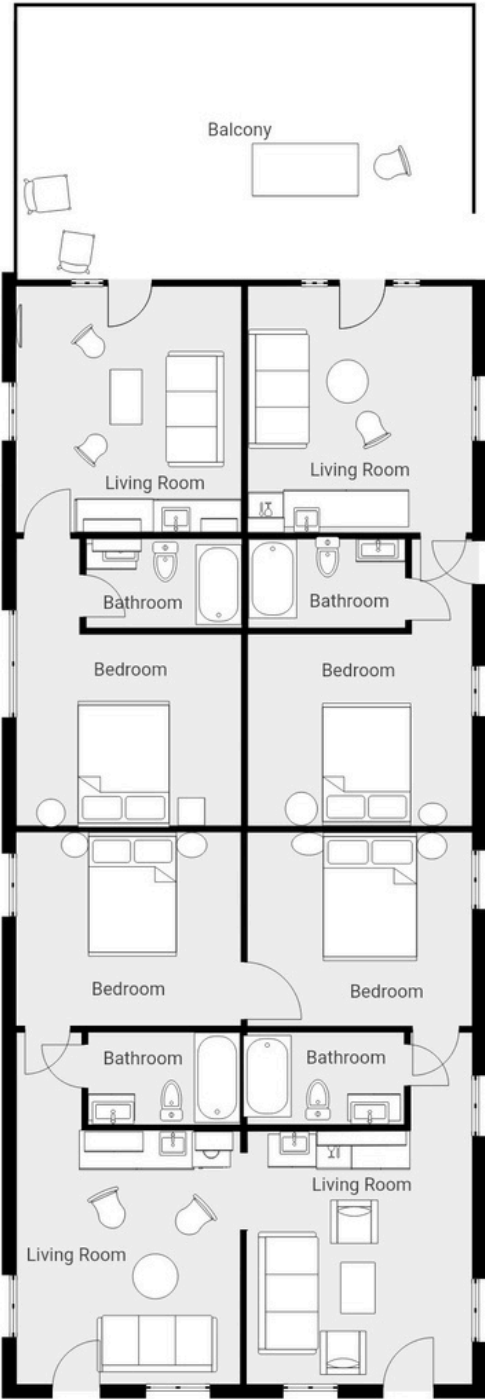
1st Floor



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Floorplans

2nd Floor



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Financials

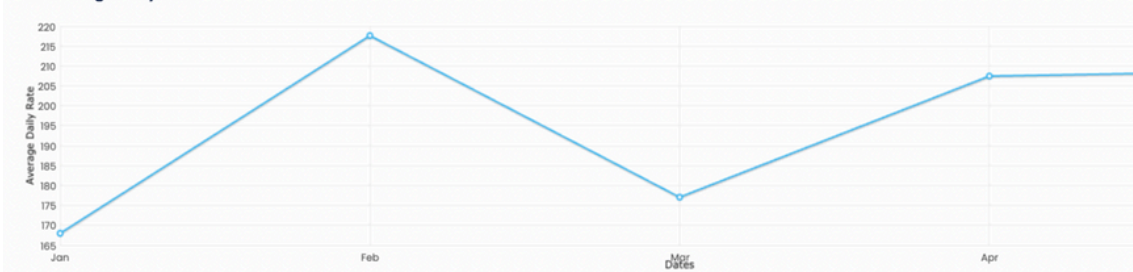
US\$	FY'21	FY'22	FY'23
Revenue	155,613	185,238	182,355
Expenses	78,824	104,889	98,713
Net	76,788	80,349	83,641

2025 Average Daily Rate

Current ADR Projected Jan - May:
\$195.79

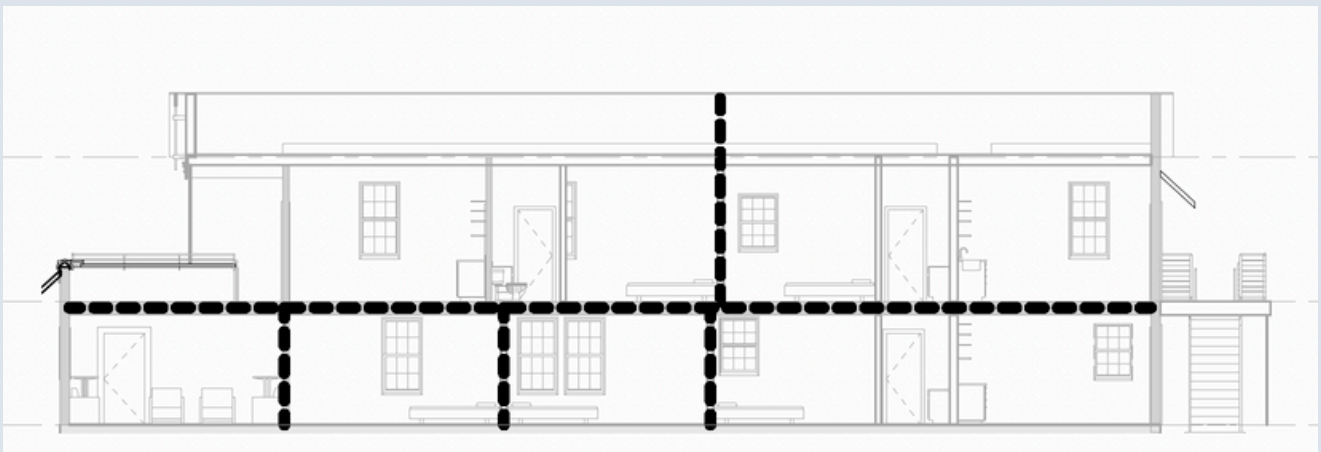
Campeche - Average Daily Rate

Average Daily Rate



Date	ADR 2025	ACCOMMODATIONS BOOKED 2025	Room Rates 2025
01/01 - 01/31	\$167.97	74	\$12,429.57
02/01 - 02/28	\$217.64	132	\$28,728.53
03/01 - 03/31	\$177.05	128	\$22,662.25
04/01 - 04/30	\$207.47	72	\$14,938.00
05/01 - 05/31	\$208.82	72	\$15,035.00

Drawings



For inquiries, please contact us.



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