

HISTORIC MIXED USE BYWATER INVESTMENT OFFERING

800 Louisa Street, New Orleans, LA 70117

FOR SALE — \$1,295,000

www.mceneryco.com



THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

Office: 504.274.2701 | 810 Union Street, 4th Floor, New Orleans, LA 70112 |

Pat Browne III

504.250.3059 direct

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800 Louisa Street

Summary of Salient Facts

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- Address:** 800 Louisa Street, New Orleans, Louisiana 70117
- Site Area:** 2,366 square foot lot per sale records - site size to be confirmed by purchaser
- Frontages:** 27'10" of frontage along Louisa Street by 85' on Dauphine Street
- Parking:** Parking garage for 2 cars that has been fully built-out and in use by tenants
- Building:** Two-Story Historic Mixed Use: 1st floor restaurant & 2nd floor apartment—Full Renovation in 2012
- Income Data:** Call Agent for full income and expense information; Pat Browne III 504-250-3059
- Total GBA:** 3,427 Square Feet
- Total NRA:** 3,314 Square Feet
- Zoning:** HMC-1 Historic Marigny/Treme/Bywater Commercial District (**Allows Short Term Rentals 365 Days**)
- Comments:** The McEnery Company has been retained as the exclusive marketing agent for 800 Louisa Street, an approximately 3,427 square foot two-story historic building that was completely renovated in 2012 into a mixed use property with a commercial unit on the first floor and a luxury apartment with a spacious wrap-around gallery on the 2nd floor. The beautiful renovation maintained the historic elements of the building, while also adding modern amenities that will serve the property well for years to come. More specifically, the 1,919 square-foot first floor is utilized as a restaurant known as Paloma Café through a long-term triple net lease. The second floor is a 1,508 square foot, three-bedroom apartment that has been generating extremely impressive and steady income figures through short term rentals over the past two years. Over \$125,000 in annual income generated by both units with scheduled commercial rent increases in each of the next few years. Property is also available to be purchased as a potentially discounted package deal with a gorgeous recently renovated historic multi-family at 709 Jackson Avenue in the Lower Garden District. See agent for details.



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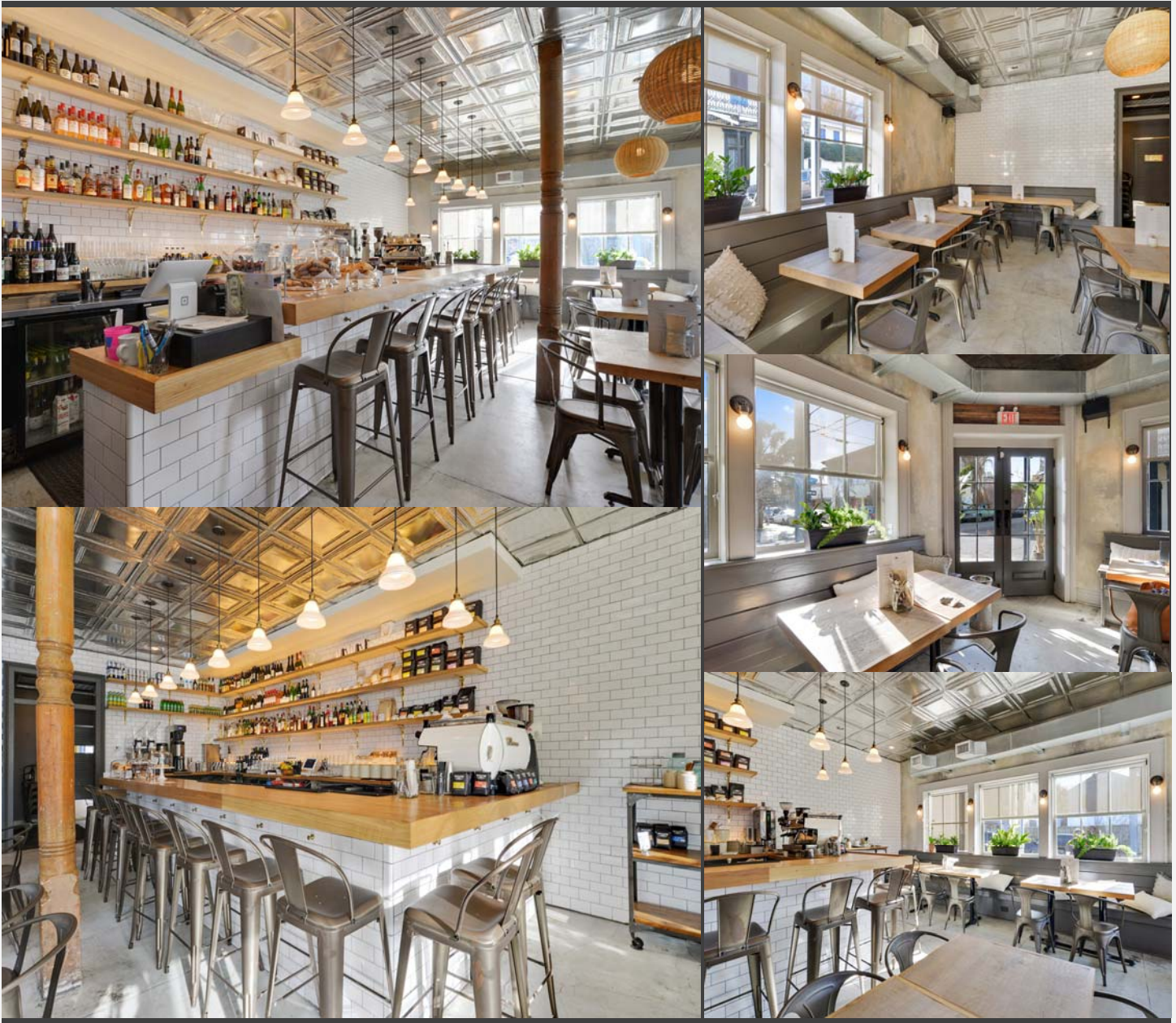
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Interior Photos—First Floor Restaurant

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Additional Interior Photos—Second Floor Apartment

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The Bywater is hot!

Neighborhood:	The Bywater
Status:	Fully Mature—Historic Neighborhood
Parish:	Orleans
Population Status:	Continued significant growth

800 Louisa is located in the heart of the Bywater, which is one of the oldest neighborhoods in New Orleans, dating back to the early 1800's. This area has undergone an incredible transformation in the post-Katrina era with an increased level of demand that was previously unheard of for commercial and residential space. This deep renaissance has attracted new business operators and residents from far and wide to create a melting pot of culture that is rare in today's world. One of the most attractive aspects of this tight-knit community is that residents can live, work and play in their own backyard and the mixed-use nature of 800 Louisa is a perfect example of all three options. The beautiful historic renovation of 800 Louisa further solidifies the revitalization of this uniquely desirable community of New Orleans.



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