



LOWER GARDEN DISTRICT LODGING PROPERTY | FOR SALE

THE GREEN HOUSE INN



THE
MCENERY
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112
504-274-2701 | MCENERYCO.COM



THE OVERVIEW

Asking Price: \$3,300,000

Address: 1212 Magazine Street, New Orleans, LA 70130

Building SF: 7,200 SF (Main) + 1,271 (Maisonette) = 8,471 SF

Room Count: 11 Rooms w/ en suite Baths (9x Standard Rooms, 1 3rd Floor Suite, 1 Apartment)

Lot Size: 14,967 SF w/ Access from both Magazine & Erato

Notable Site Features: Tropical Swimming Pool, Room for Expansion, Assemblage with adjacent 3BR/2BA STR Licensed House Available.

Zoning: HU-MU Historic, Urban Neighborhood Mixed Use



SCOTT WESTON

D: 504.274.2671

C: 318.218.4860

EMAIL: SCOTT@MCENERYCO.COM



THE OVERVIEW

The McEnery Company is proud to have been retained in the offering of the Green House Inn - an 11 room hospitality property in the heart of the Lower Garden District strategically situated immediately adjacent to the Warehouse District and Convention Center as well as in immediate proximity to the Garden District, CBD, and French Quarter. The stately grounds include the 7,200 square foot main building which contains 9 guest rooms with bathrooms, a third floor suite with private bathroom, a 1,271 square foot maisonette which contains a nicely finished managers office (which could be converted into an extra room) as well as a manager's apartment. The grounds include a large front parking area, a secondary parking area which fronts on Erato Street, a tropical courtyard adorned with swimming pool, canopy, and abundant outdoor area for guest lounging. While the courtyard area is well-maintained and very attractive as is, this abundance of land is also very conducive to expansion with potential to build an additional retail space along this bustling section of Magazine Street.

Financials available upon request and with signed non disclosure agreement. Please contact Scott Weston at 318-218-4860 for all showing requests and inquiries.



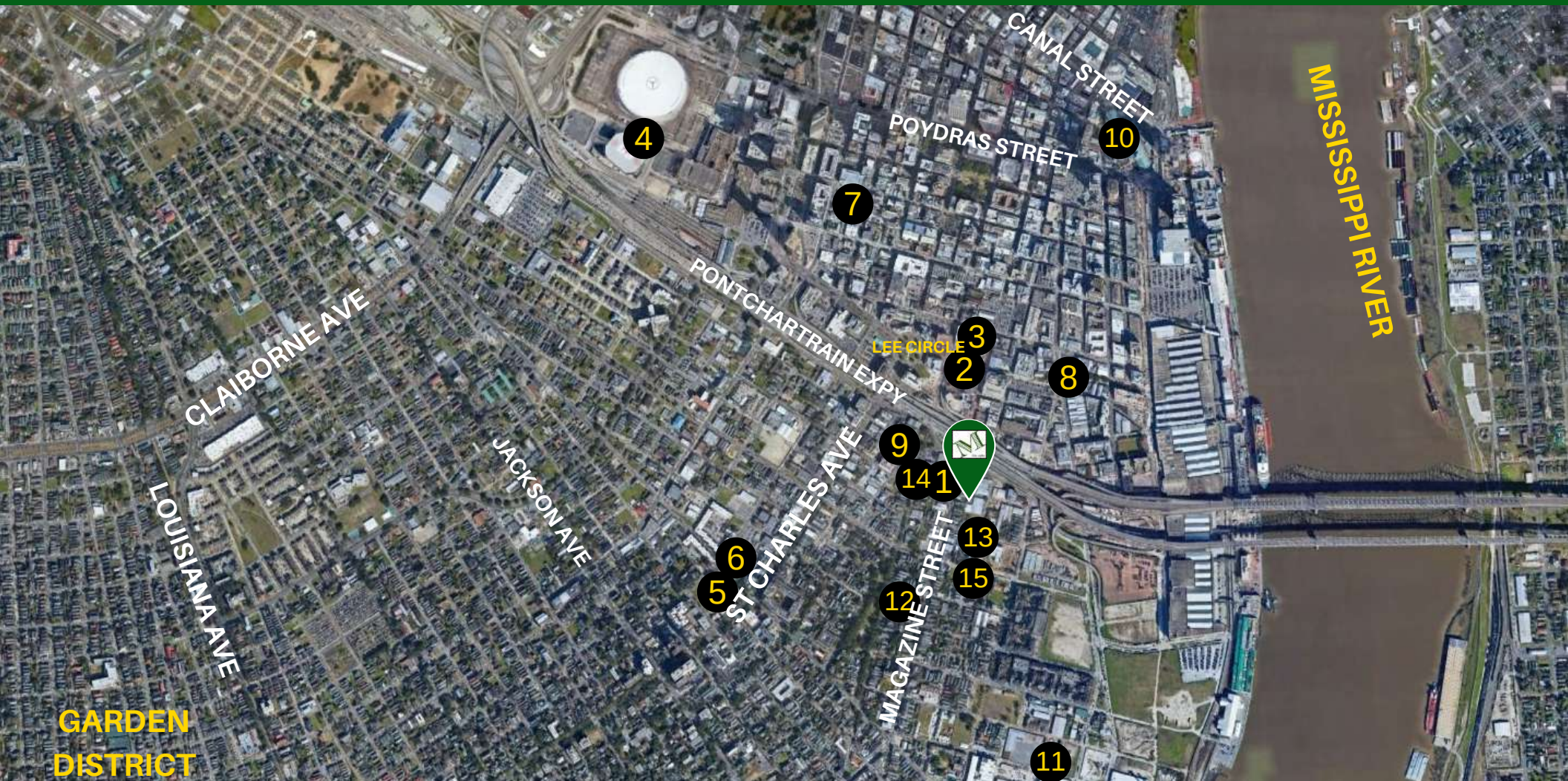
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POINTS OF INTEREST MAP



- | | | | | |
|----------------------------|------------------------|---------------------|------------------------------|-----------------|
| 1 FRENCH TRUCK COFFEE | 4 SUPERDOME & ARENA | 7 ROUSES MARKET | 10 HARRAH'S CASINO | 13 SATSUMA |
| 2 NATIONAL WWII MUSEUM | 5 WALGREENS | 8 COCHON | 11 URBAN SOUTH BREWERY | 14 BARREL PROOF |
| 3 CONTEMPORARY ARTS CENTER | 6 HOUSTON'S RESTAURANT | 9 COURTYARD BREWERY | 12 ST. VINCENT'S GUEST HOUSE | 15 ROMNEY MVMT |

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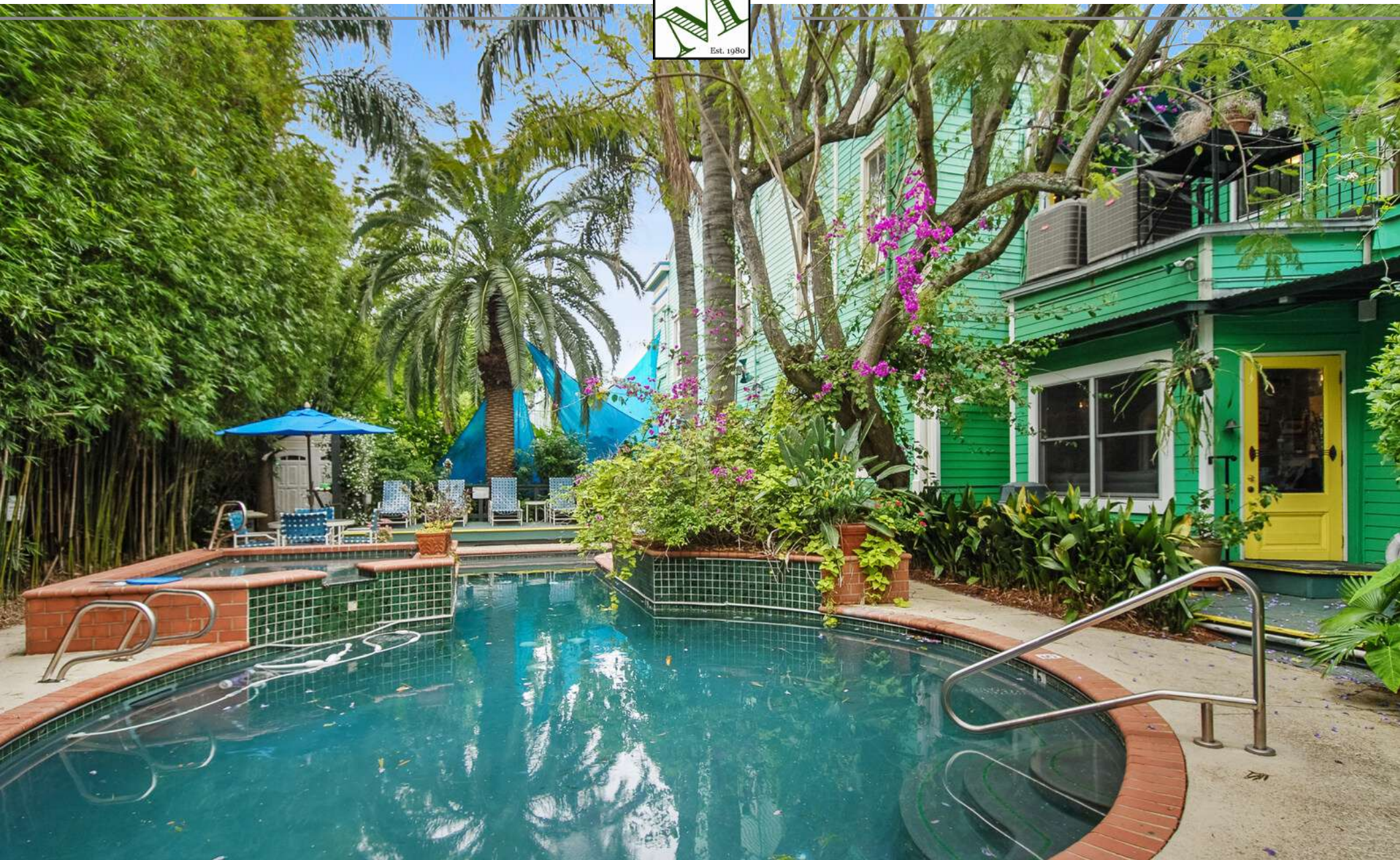
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