



# UPTOWN DEVELOPMENT OPPORTUNITY



THE  
**MCENERY**  
COMPANY

810 UNION STREET, NEW ORLEANS, LA 70112  
504-274-2701 | [MCENERYCO.COM](http://MCENERYCO.COM)





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# THE OVERVIEW

**Address:** 1101 Aline Street, New Orleans, LA 70115

**Sale Price:** \$11,750,000 | \$157.01 per SF

**Building Area:** 74,836 square feet over three floors (elevator serviced - two passenger elevator systems)

**Location Overview:** Strategically positioned in the heart of Uptown New Orleans, this location boasts 162 feet of frontage along Magazine Street, only one block from Louisiana Avenue. Some of the immediately surrounding land uses include Touro Hospital - LCMC Health, CVS Pharmacy, Fresh Market, countless restaurants and destination retail shopping options that all service a demographic base with some of the highest average household income figures in the State of Louisiana.

**Parking:** Presently there are twenty-seven (27) off-street parking spaces, with room within well spaced columns on the first floor for additional enclosed parking.

**Building and Site Details:** Originally constructed as a convent in 1950, this three-story 74,836 square-foot historic building currently operates as an assisted living facility known as *Homelife in the Gardens* which is comprised of 95 licensed units, offering independent, assisted, memory and respite care options.

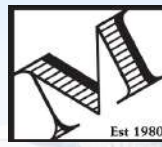


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# THE OVERVIEW

**Building and Site Details (Continued):** In addition to the 95 units, the property includes two passenger elevators, five stairwells, a reception area and lobby, numerous community gathering areas, a dining hall, full commercial kitchen, multiple offices and meeting rooms, and a chapel. There are two large atrium areas that might allow for additional floor plates on the 2nd and 3rd floors, potentially resulting in over 7,000 SF of additional gross building area, allowing for potentially up to approximately 82,000 square feet of gross building area. The improvements are situated on a 45,478 SF site which encompasses an entire city block and includes 27 parking spaces.

**Zoning Overview:** HU-B1 Historic Urban Neighborhood Business District that may allow for a mixed use redevelopment with up to 5,000 SF of commercial space and up to 52 residential units with garage parking accommodations. The site also includes a RPC (Residential Planned Community) ordinance that could entitle multi-family elderly housing at a significantly higher unit count of up to 130 units.

**Comments:** This incredible and once in a career development opportunity presents tremendous potential for conversion to high density residential development, commercial space activation along Magazine Street, or continued use as a senior living facility. The facility has tremendous physique with full service systems, two (2) passenger elevators, five (5) stairwells and extensive atrium space with beautiful natural light.



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## THE KEY FACTS



LOT DIMENSIONS:	162'/137'2" x 304'/305' - FULL CITY BLOCK
LOT SIZE:	45,478 SF
ZONING:	HU-B1 Historic Urban Neighborhood District
GROSS BUILDING AREA:	1st Floor - 27,008 SF 2nd Floor - 23,914 SF 3rd Floor - 23,914 SF Total GBA - 74,836 SF
NUMBER OF STORIES:	3 Stories
NUMBER OF UNITS:	95 Licensed Units
UNIT MIX:	Memory Care - 10 Units Studios - 66 Units 1-Bedrooms - 18 Units 2-Bedrooms - 1 Unit

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES THAT WE DEEM RELIABLE. NO REPRESENTATION OR WARRANTY IS MADE AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR OTHER CONDITIONS, OR WITHDRAWAL WITHOUT NOTICE. LICENSED IN LOUISIANA.

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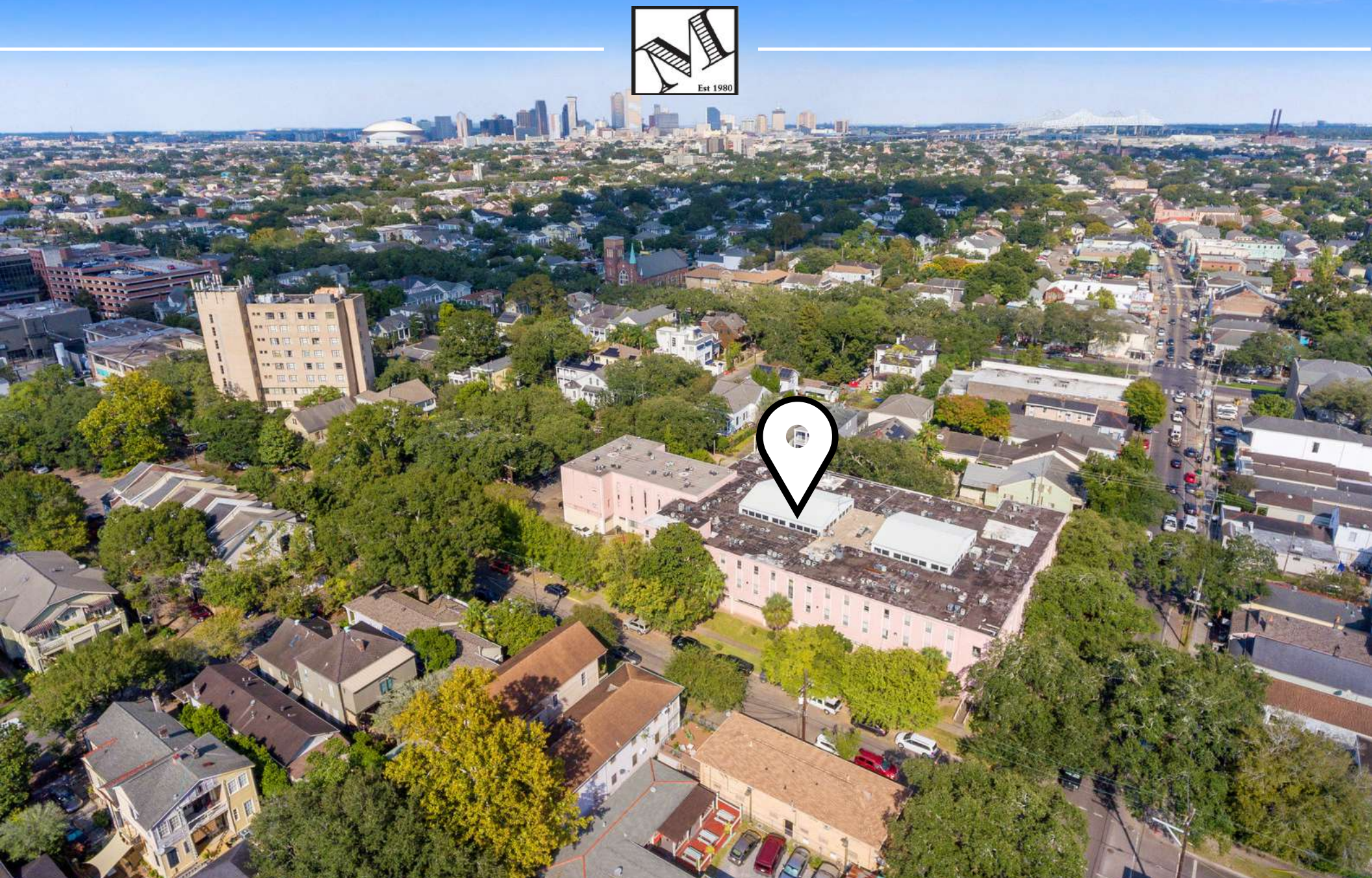


# MAGAZINE STREET

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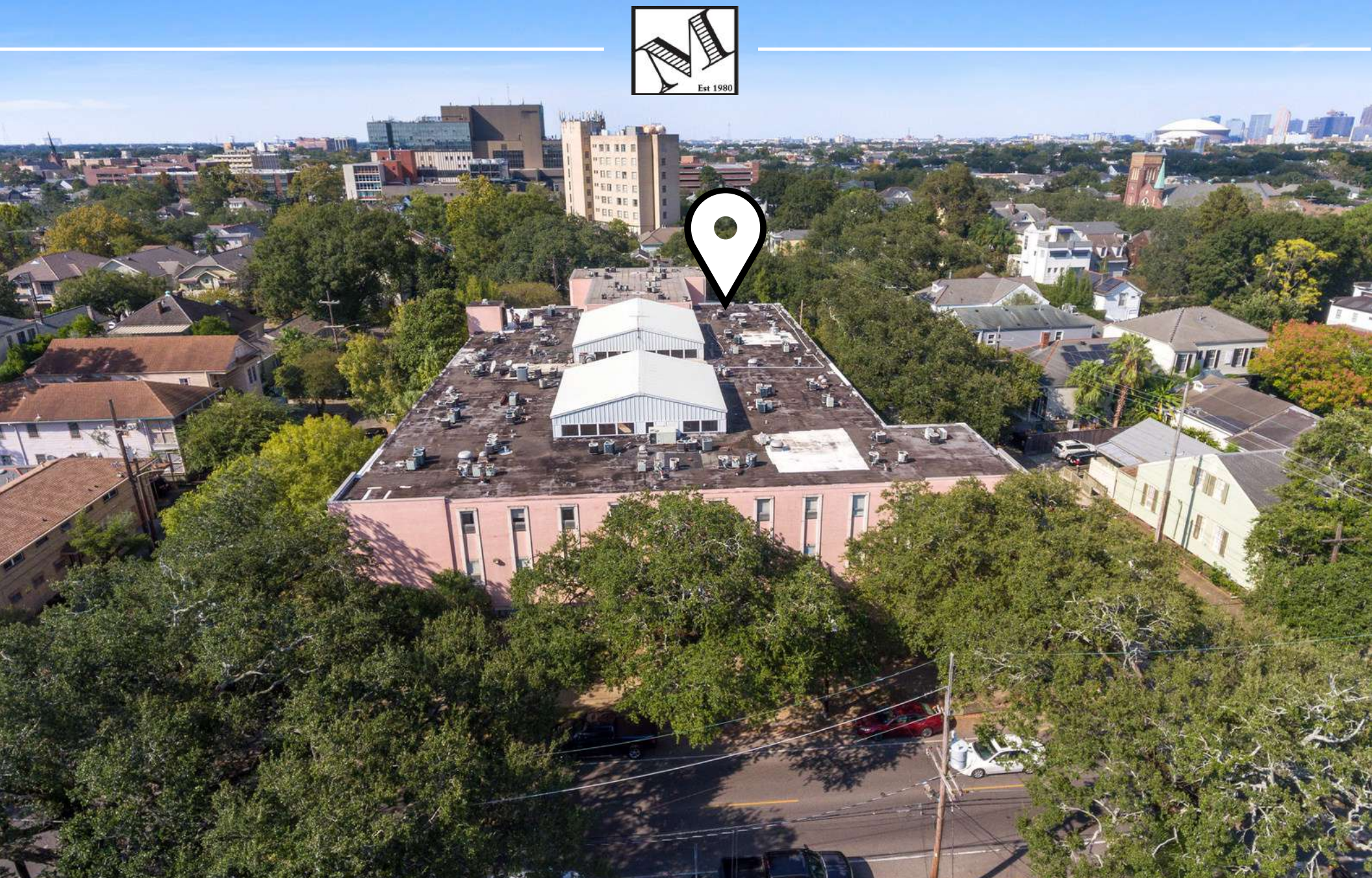




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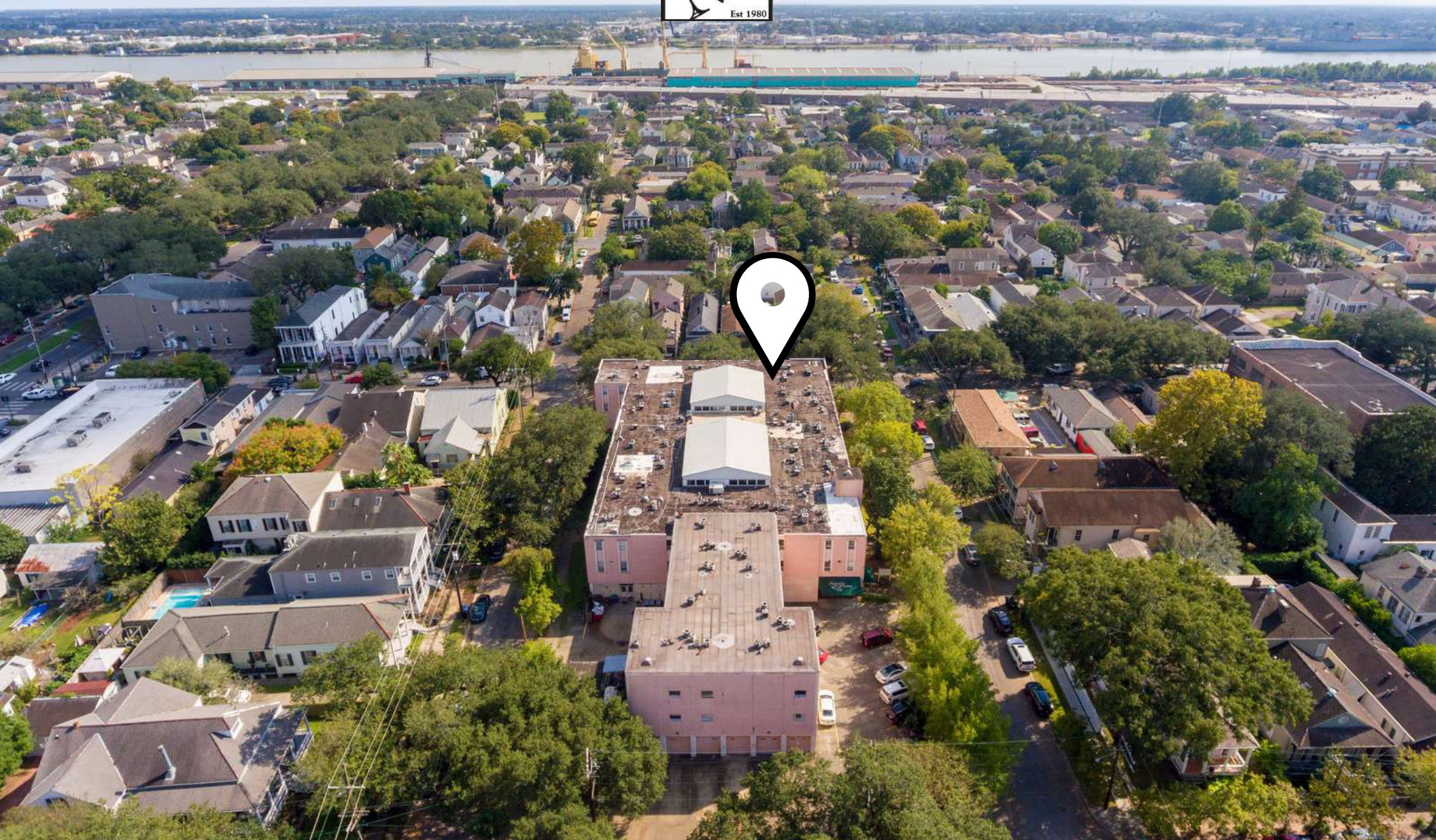




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# POINTS OF INTEREST MAP



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## DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



This document serves three purposes:

- It discloses that a real estate licensee may potentially act as a disclosed dual agent who represents more than one party to the transaction.
- It explains the concept of disclosed dual agency.
- It seeks your consent to allow the real estate agent to act as a disclosed dual agent.

A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED. BEFORE SIGNING THIS DOCUMENT, PLEASE READ THE FOLLOWING:

The undersigned designated agent(s) \_\_\_\_\_  
(Insert name(s) of licensee(s) undertaking dual representation)  
and any subsequent designated agent(s) may undertake a dual representation represent both the buyer (or lessee) and the seller (or lessor) for the sale or lease of property described as \_\_\_\_\_  
(List address of property, if known)

The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they were informed of the possibility of this type of representation. The licensee(s) will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that the licensee(s) has explained the implications of dual representation, including the risks involved. The undersigned buyer (or lessee) and seller (or lessor) acknowledge that they have been advised to seek independent advice from their advisors or attorneys before signing any documents in this transaction.

### WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT

- Treat all clients honestly.
- Provide information about the property to the buyer (or lessee).
- Disclose all latent material defects in the property that are known to the licensee(s).
- Disclose financial qualifications of the buyer (or lessee) to the seller (or lessor).
- Explain real estate terms.
- Help the buyer (or lessee) to arrange for property inspections.
- Explain closing costs and procedures.
- Help the buyer compare financing alternatives.
- Provide information about comparable properties that have sold so that both clients may make educated decisions on what price to accept or offer.

### WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

- Confidential information that the licensee may know about the clients, without that client's permission.
- The price the seller (or lessor) will take other than the listing price without permission of the seller (or lessor).
- The price the buyer (or lessee) is willing to pay without permission of the buyer (or lessee).

You are not required to sign this document unless you want to allow the licensee(s) to proceed as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) in this transaction. If you do not want the licensee(s) to proceed as a dual agent(s) and do not want to sign this document, please inform the licensee(s).

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the licensee(s) acting as a dual agent(s), representing BOTH the buyer (or lessee) and the seller (or lessor) should that become necessary.

_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ Date

## Customer Information Form

### What Customers Need to Know When Working With Real Estate Brokers or Licensees

*This document describes the various types of agency relationships that can exist in real estate transactions.*

**AGENCY** means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

**DESIGNATED AGENCY** means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

**DUAL AGENCY** means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.
- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

**CONFIDENTIAL INFORMATION** means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:	Seller/Lessor:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____
Licensee: _____	Licensee: _____
Date: _____	Date: _____

