



2 COMMERCIAL STR UNITS + OFFICE + RETAIL



OFFERING MEMORANDUM

MARIGNY MIXED-USE BUILDING

2433 ST. CLAUDE AVENUE . NEW ORLEANS . LA . 70117

COMMERCIAL/ RESIDENTIAL BUILDING

2433 ST. CLAUDE AVENUE
NEW ORLEANS, LA 70117

LISTING AGENTS
LISTING AGENT



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THE McENERY COMPANY

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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.

OFFERING SUMMARY



Address: 2433 St. Claude Avenue, New Orleans, LA 70117

List Price: \$1,395,000 | \$222.77 PSF

Gross Building Size: +/- 6,262 SF

Beds/Baths: Ten (10) Beds / Seven and One Half (7.5) Baths

of Units: Two (2) Commercial STR Units + One (1) Retail Commercial Space + Office and Storage Space

Zoning: HMC-2 Historic Marigny/Tremé/Bywater Commercial District

General Comments: Attention Investors! Value add opportunity! Mixed-use property in the heart of the Marigny for sale with Commercial Short Term rental Licenses that were recently renewed 11/25/2022. The two (2) STR units are located on the second-floor. The front unit features 5 beds/4 baths. The rear unit features 5 beds/3.5 bathrooms. There is a total of 10 beds/7.5 baths within the property. There is excellent upside and un-tapped potential with room for revenue growth and value add creation with relatively low activation cost.

The STR units and ground floor office space were mostly renovated in 2019 and features lux fixtures throughout. A new roof installed in 2021. The downstairs is comprised of a mix of office, storage, and a vacant 775 SF retail/commercial space fronting St. Claude Avenue in cold dark shell condition fronting on St Claude that can be easily activated. There are two (2) roll up garage doors which can provide for secured interior parking. Current ground-floor co-tenants include Elyod Construction and Blue Door Management for \$3,500 monthly.

PROPERTY PHOTOS



RESIDENTIAL UNIT



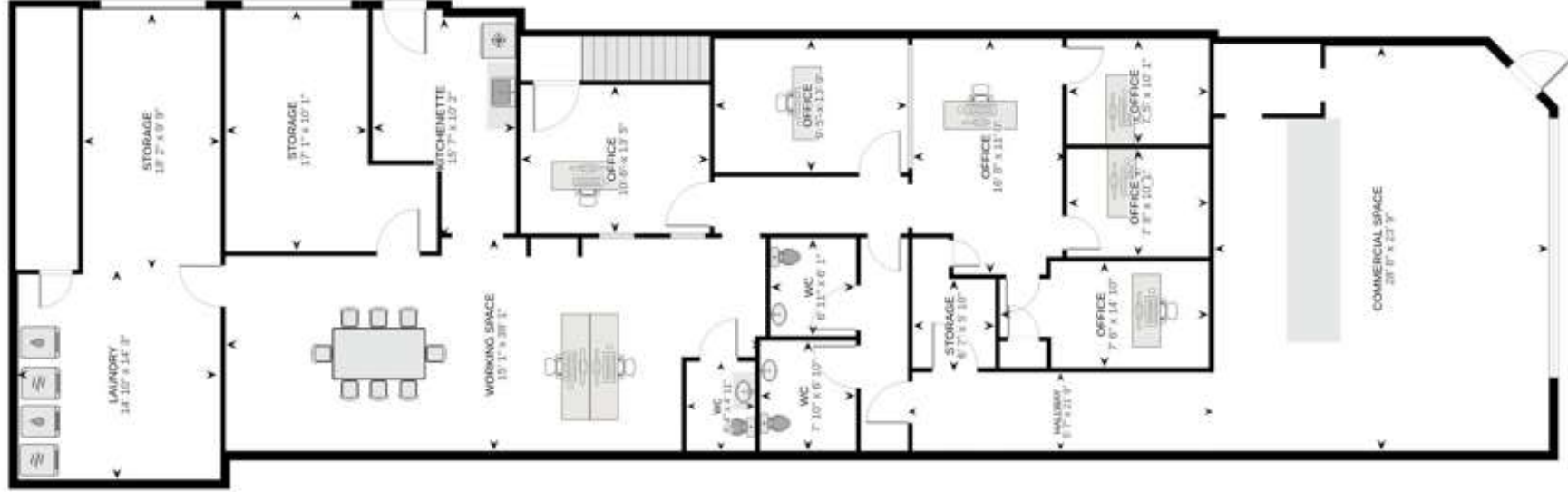
RESIDENTIAL UNIT



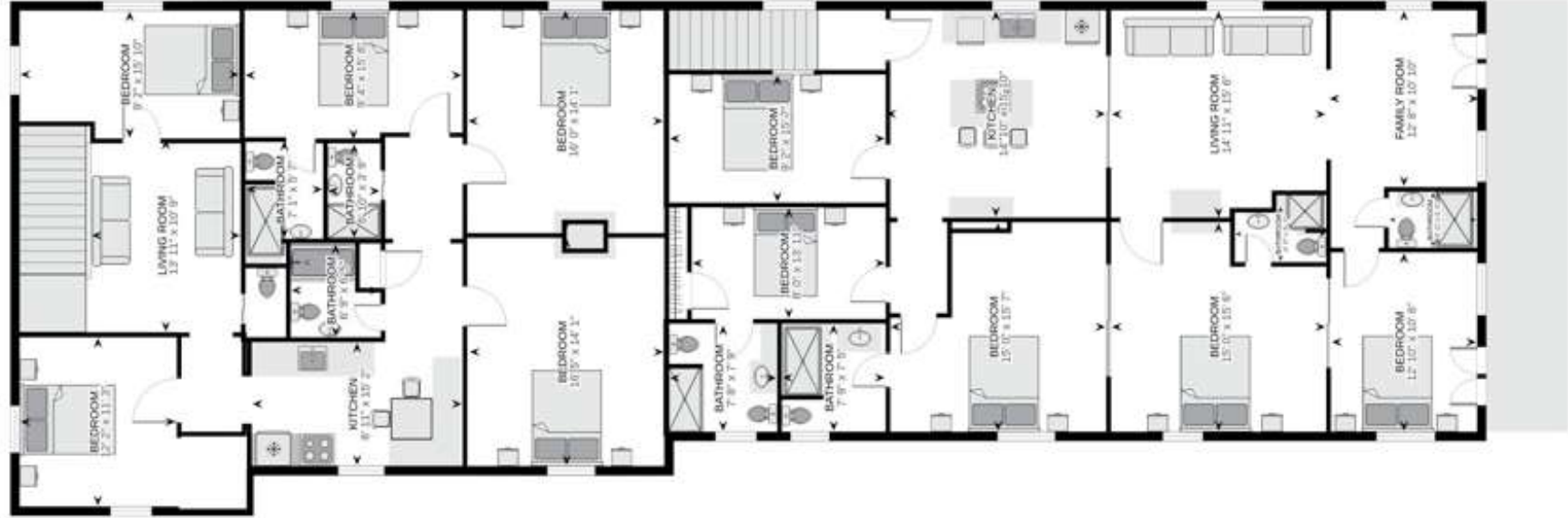
COMMERCIAL UNIT



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THE LEGENDARY
HI-HO LOUNGE
NEW ORLEANS, LA

ST. ROCH MARKET

Robert
fresh market

MORROW'S



G-A-L-A-X-I-E

Rosalita's
BACKYARD TACOS

PORT OF CALL



HOTEL
PETER & PAUL
NEW ORLEANS

THE
COUNTRY CLUB
RYSWATER · NEW ORLEANS



FRENCH MARKET DISTRICT



JAMNOLA
JOY ART MUSIC NEW ORLEANS

PIZZA DELICIOUS
DELIZIOSO PIZZA

FRIENDS OF
lafitte greenway

Café Du Monde

ANYTIME FITNESS

PARLEAUX
BEER LAB

THE RITZ-CARLTON

BAR RAC LDA

FERRY BOAT CROSSING

CONGREGATION
COFFEE ROASTERS

TAUBOURG
FRESH MARKET





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EXCLUSIVELY LISTED BY

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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: _____

