



IRISH CHANNEL



OFFERING MEMORANDUM

MIXED-USE INVESTMENT

601 EIGHTH STREET . NEW ORLEANS . LA . 70115

OFFERING SUMMARY



Address: 601 Eighth Street, New Orleans, LA 70115

List Price: \$1,345,000

GBA: +- 4,284 SF

Lot Size: 61x34

Zoning: HU-RD2

General Comments

Unmatched Commercial Investment Opportunity with Stunning Luxury Residence Above.

Presenting one of the most compelling mixed-use investment offerings in New Orleans—meticulously restored, highly visible, and perfectly positioned for long-term value. This architecturally striking corner building features 3,844 sq ft total with 1,901 sq ft of prime neighborhood commercial space downstairs and a gorgeous 1,943 sq ft 3-bedroom, 3-bath luxury apartment upstairs, creating the ideal blend of income potential and premium living.

The ground-floor commercial space offers exceptional frontage, high foot and vehicle visibility, and flexible Neighborhood Commercial zoning—perfect for a boutique retailer, gallery, café, office, wellness use, or long-term tenant seeking a flagship location. Delivered as a white box, this space offers endless customization options. Reengineered from the ground up with new framing & structural beams, this property features a low-maintenance fortified metal roof, beautifully restored historic façade, and oversized doors & windows that flood the interior with natural light. All-new plumbing and electrical, ADA-accessible design, and full fire-safety compliance make this a true turnkey commercial investment.

Upstairs, the luxury 3-bedroom, 3-bath residence elevates the offering with a spacious open floor plan, vaulted nickel gap ceilings, heart pine flooring, and abundant natural light. The chef's kitchen features a large island, quartzite counters, and cafe appliances, opening to a bright living area framed by French doors and architectural charm. Ideal for owner occupancy, furnished mid term or long term rental.

Additional Highlights:

fully renovated to modern standards while preserving historic character;

strong rental potential for both commercial and residential components;

corner lot exposure in the most desirable neighborhood;

metal roof, updated mechanicals, and durable construction throughout.

This is a rare chance to acquire a prestigious mixed-use property with multiple revenue streams, timeless design, and zero deferred maintenance. An ideal hold for investors seeking stability, beauty, and long-term upside.

MCENERY
R E S I D E N T I A L

4901 MAGAZINE STREET
NEW ORLEANS, LA 70115

504-605-4400 | MCENERYRESIDENTIAL.COM

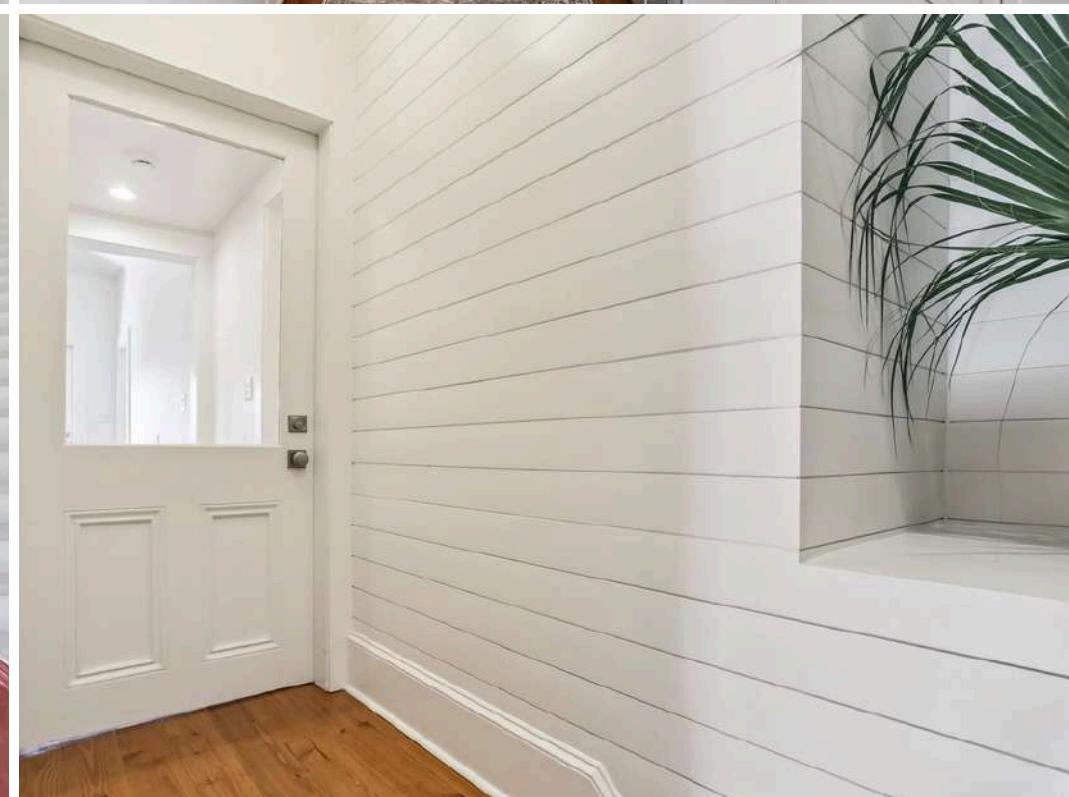
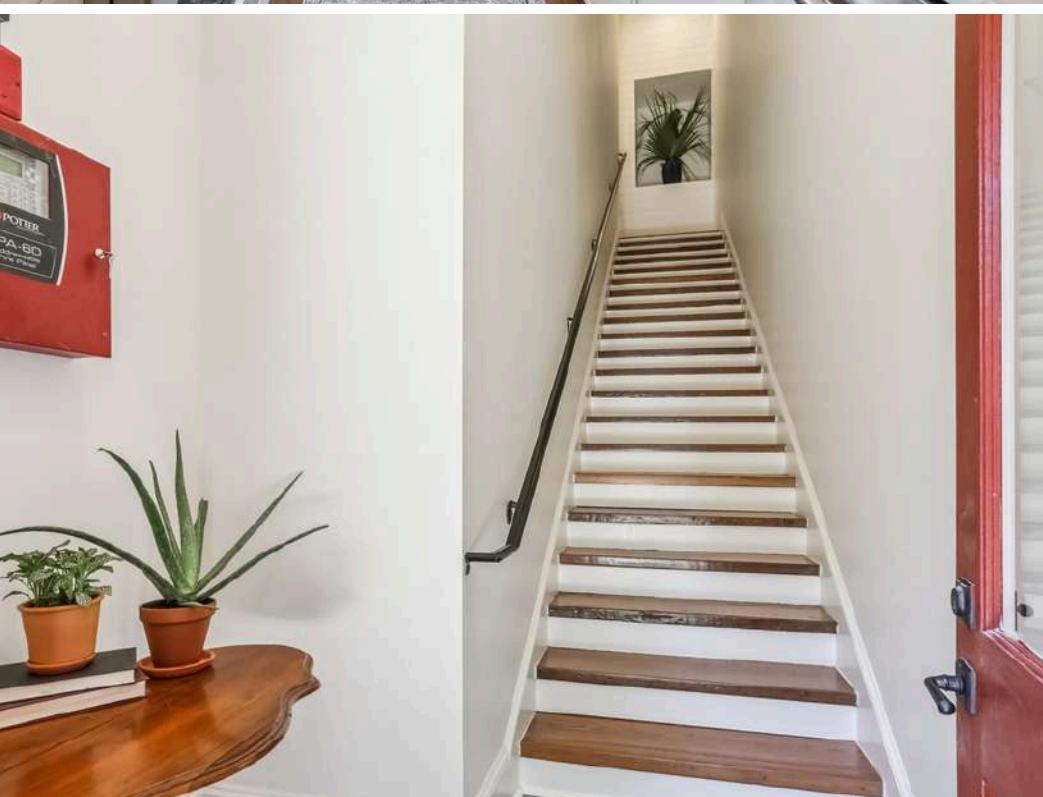
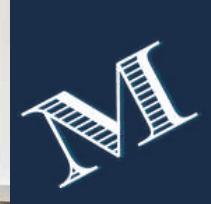


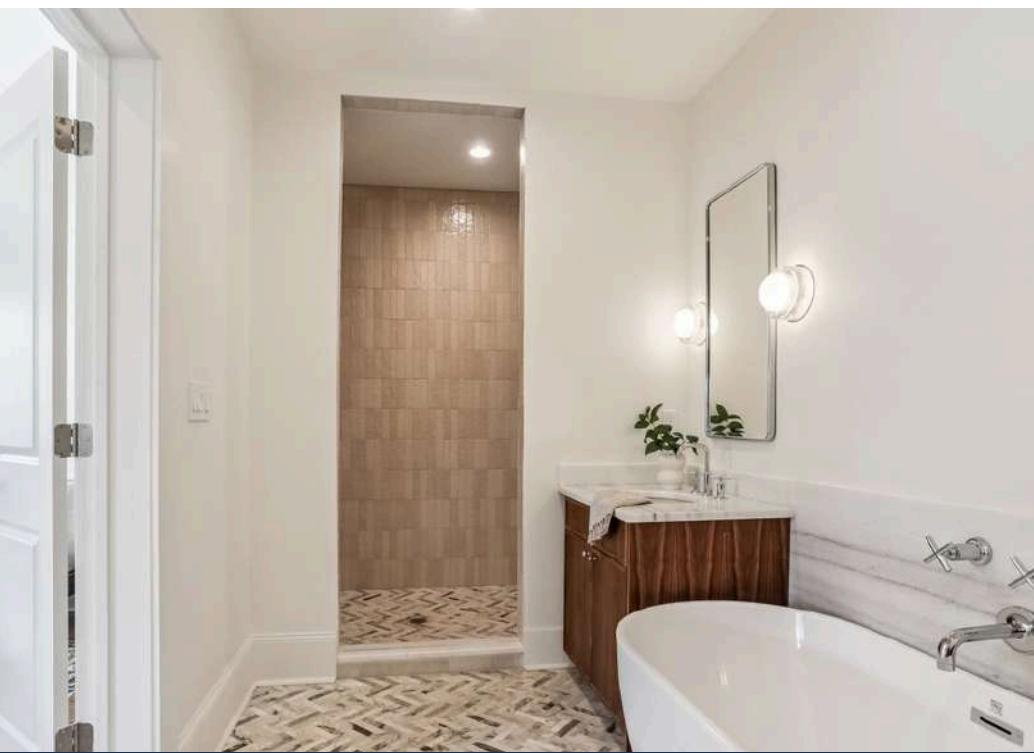
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PROPERTY PHOTOS

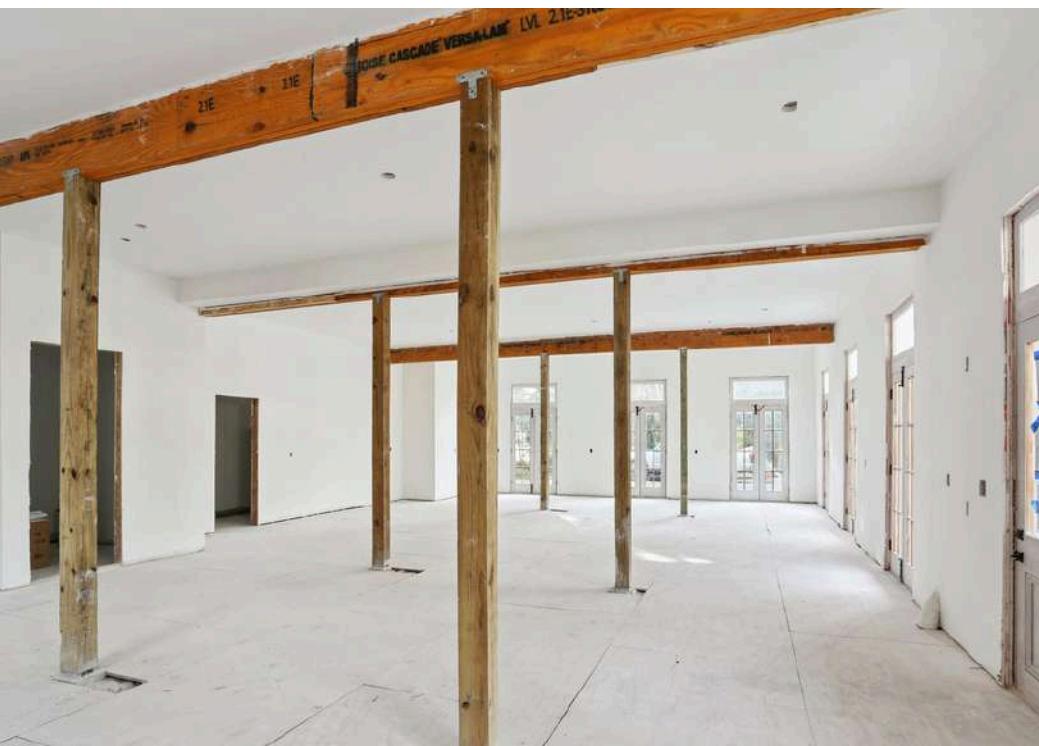
















DISCLOSURE AND CONSENT TO DUAL AGENT DESIGNATED AGENCY



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: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

By: _____
 Title: _____
 Date: _____
 Licensee: _____
 Date: _____

