

OFFERING MEMORANDUM



GENERAL COMMERCIAL BUILDING & PRIME PARKING LOT - FOR SALE

413 DECATUR ST & 517 CONTI ST - NEW ORLEANS, LOUISIANA 70130

Located in the Heart of the French Quarter

CHIP & HERBERT
GARDNER DUBUISSON
GROUP

COMPASS

exclusively Listed By:



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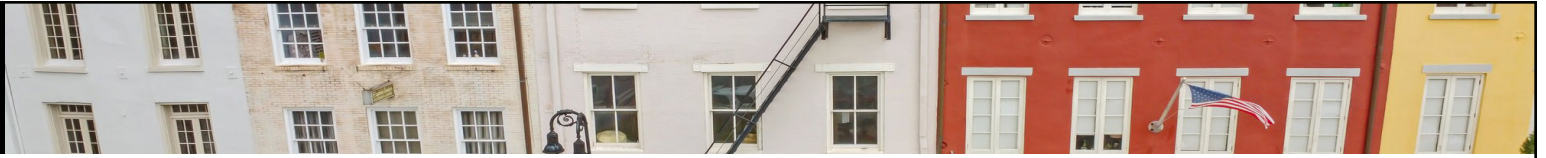


**CHIP & HERBERT
GARDNER DUBUISSON**
GROUP

COMPASS COMMERCIAL



OFFERING SUMMARY



413 DECATUR ST & 517 CONTI ST - NEW ORLEANS, LOUISIANA 70130 | LIST PRICE - \$5,490,000



Building - 10,978 SF

- First Floor - 3,992 SF | Retail Accessible via Decatur St
- Second Floor - 3,493 SF
 - 2,414 SF in Front Building & 1,079 in Rear Building
 - Partial Shell Condition
- Third Floor - 3,493 SF
 - 2,414 SF in Front Building & 1,079 in Rear Building
 - Partial Shell Condition



Conti Parking Lot

- 8,439 SF | 32 Parking Spaces



Lease Terms

- **413 Decatur Street**
 - Currently Leased: Cigar Factory New Orleans, Inc.
 - Current Base Rent: \$15,000 per month | NNN Lease
 - Lease Expiration: June 30, 2026 (3-month vacate provision)
- **517 Conti Street**
 - Currently Leased: KD Gretna Properties, LLC (Park First Operating)
 - Current Base Rent: \$10,000 per month (Annual Bumps) | NNN Lease
 - Lease Expiration: January 31, 2031 (1-month vacate provision)

Property Overview:

This property is available for purchase either as an owner-occupied opportunity or as an income-producing investment in the heart of the French Quarter of New Orleans. This is a great opportunity to acquire a commercial building with a prime parking lot.

The property consists of a three-story, general commercial building situated at 413-415 Decatur Street and an adjacent surface parking lot with 32 spaces located at 517-519 Conti Street. The building is currently leased to a single-tenant that primarily utilizes the retail space on the first floor with the unfinished space on the second and third floors for storage. Each floor is accessible via interior stairwells. The building property's site area is 4,134 square feet; it is rectangular in shape.

The Conti surface parking lot is currently leased. The access is via Conti Street and it is adjacent to the rear of the commercial building. The property is zoned VCC-2, Vieux Carre Commercial District, in the City of New Orleans.

Note these properties will not be split; it is one offering as a stock sale (not a typical asset purchase).

****Contact the Listing Agents for additional lease information.***

SITE



*This is not a survey. Property lines are approximate.

413 Decatur St



517 Conti St

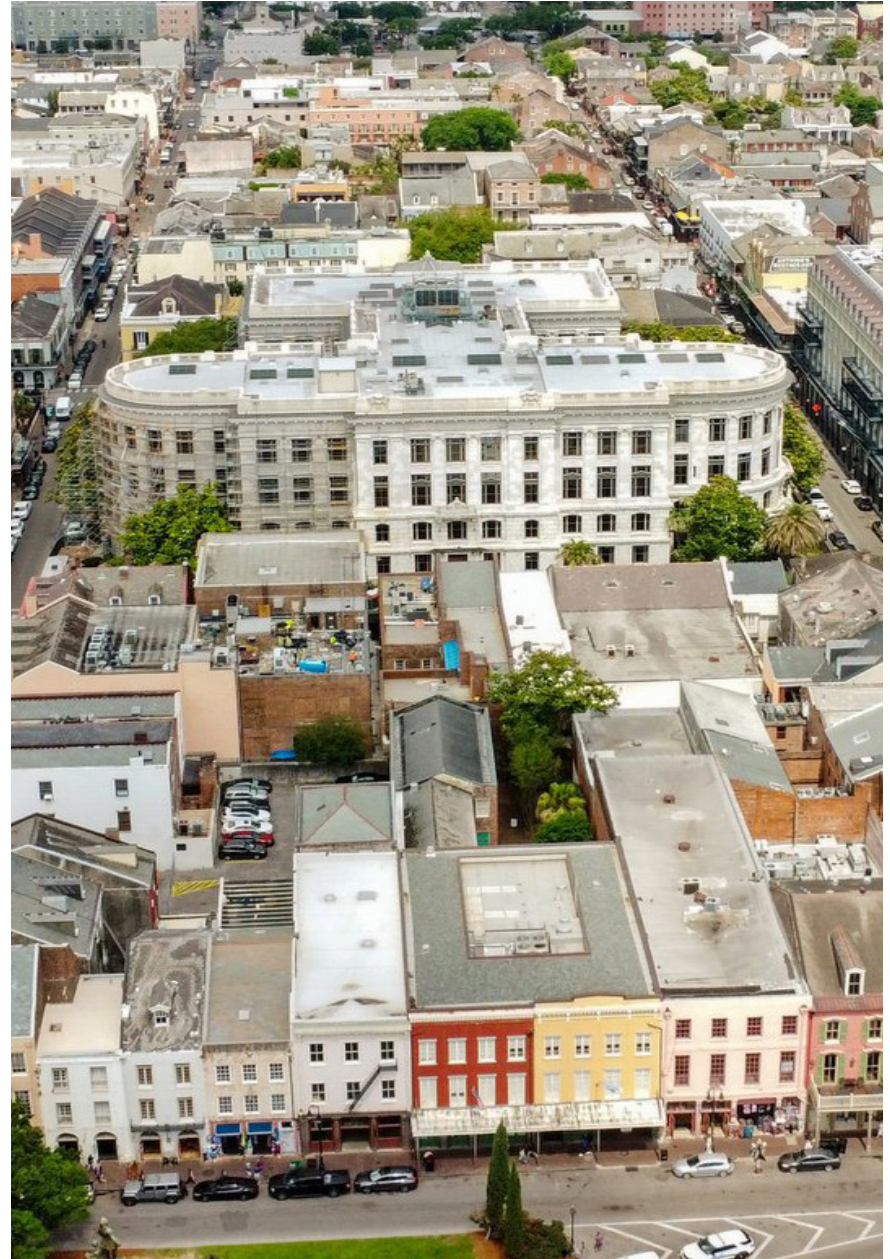


PARKING LOT

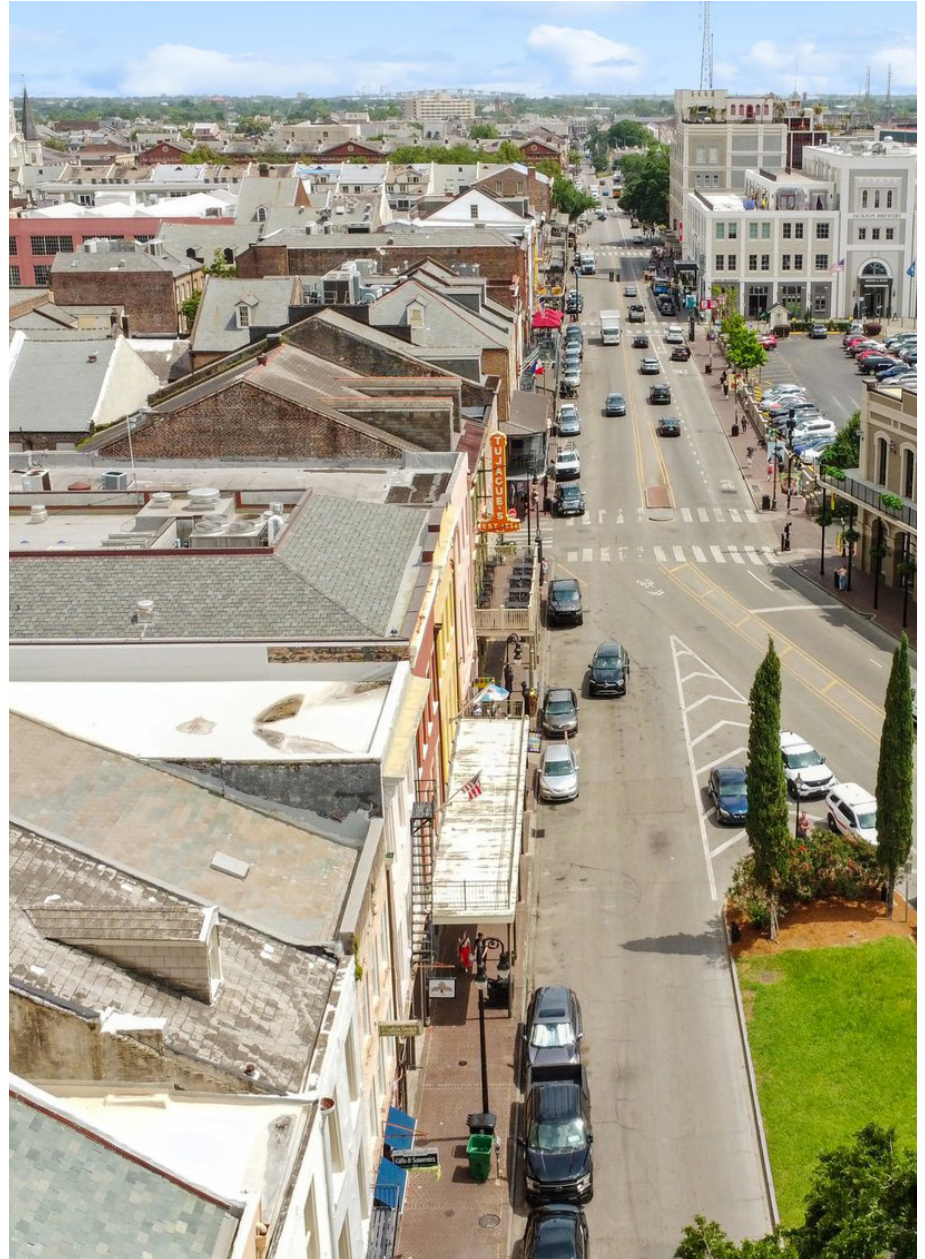


8,439 SF Site | 32 Parking Spaces

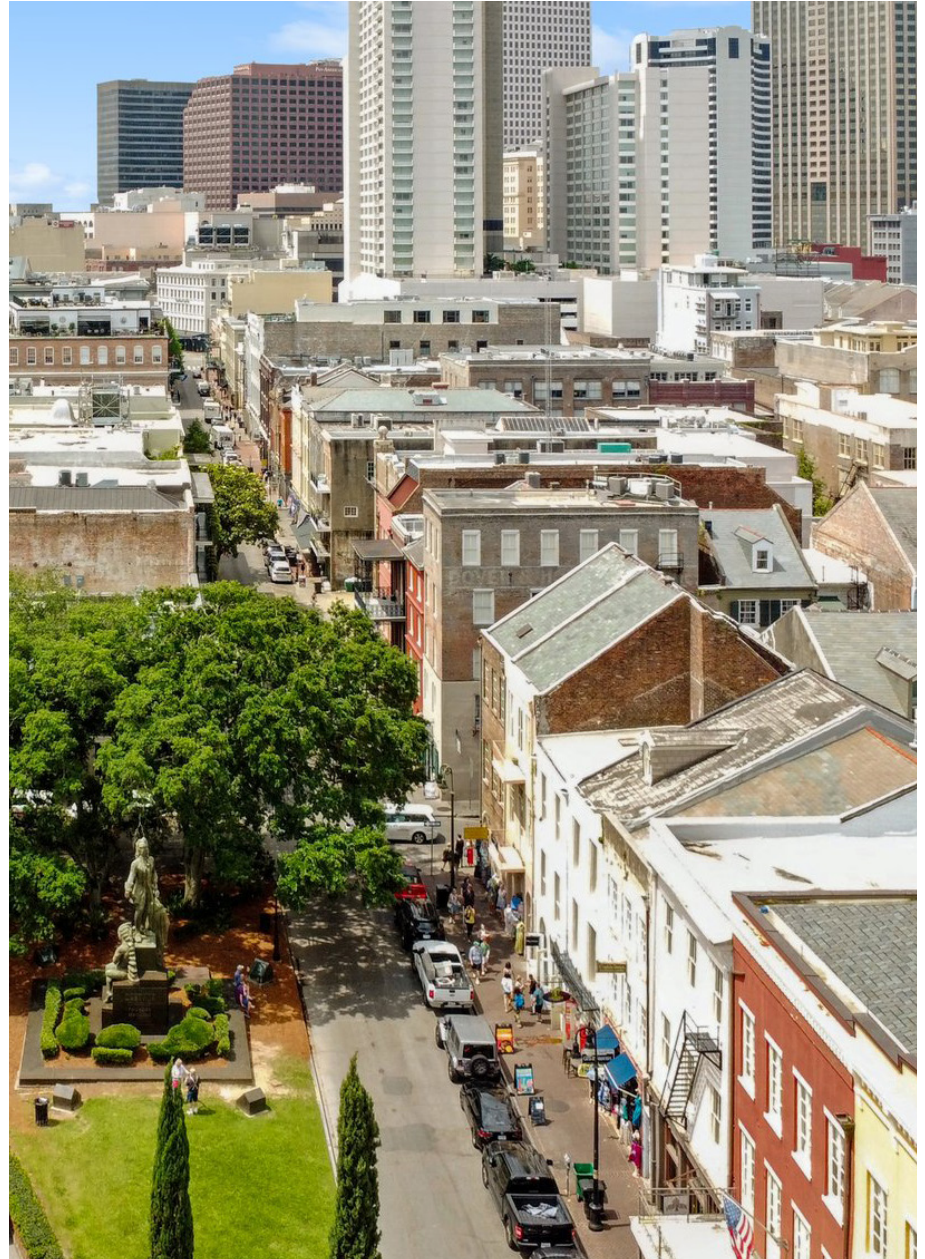
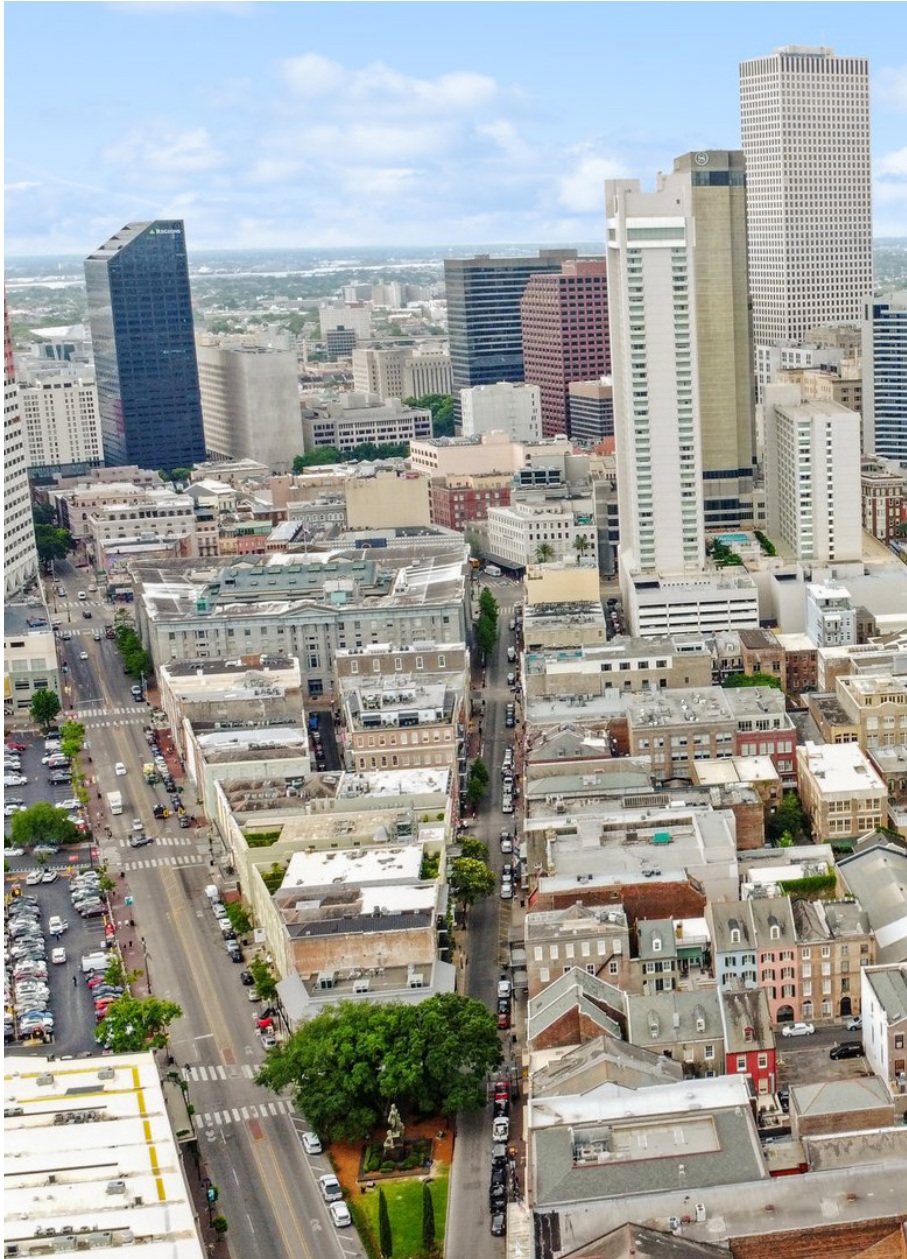
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



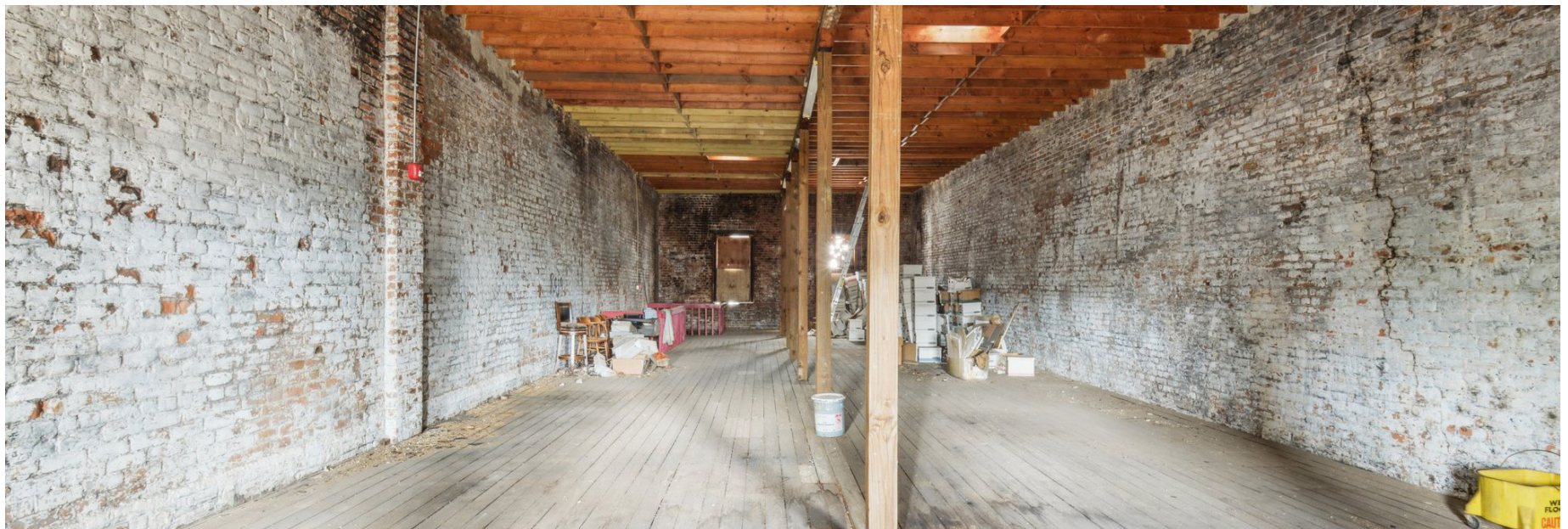
FIRST FLOOR - PROPERTY PHOTOS



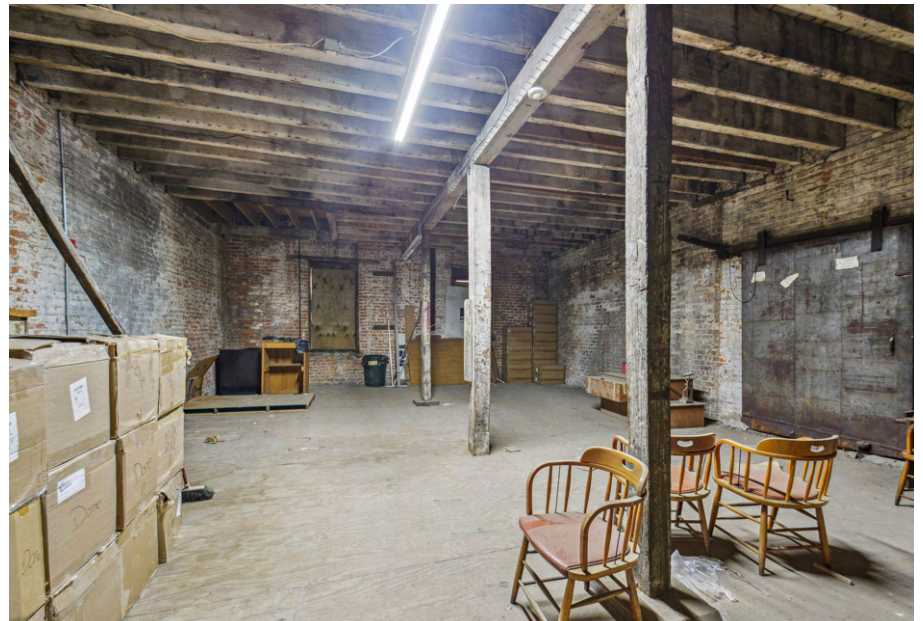
SECOND FLOOR - PROPERTY PHOTOS



THIRD FLOOR - PROPERTY PHOTOS



REAR BUILDING - PROPERTY PHOTOS





Check out a custom "Property Tour" video, which is featured on our YouTube page. We guide you through an in-depth video tour of the property, highlighting select features, along with community highlights.

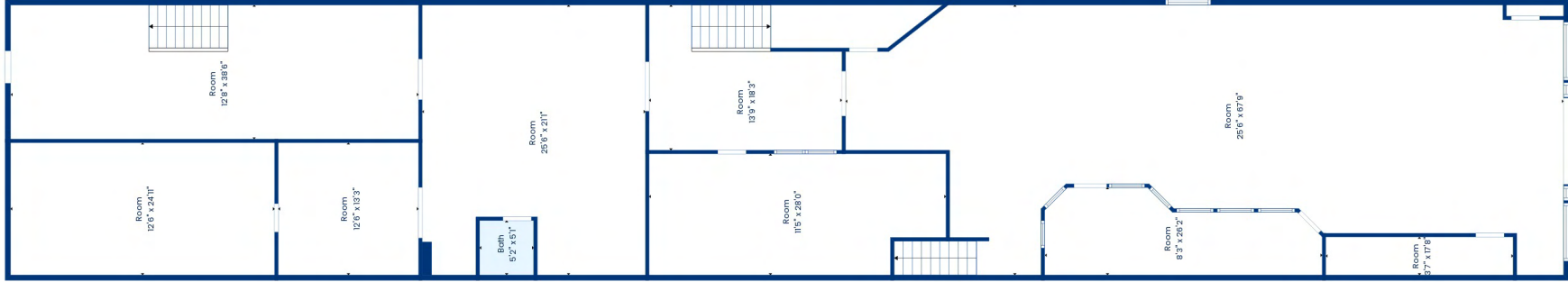
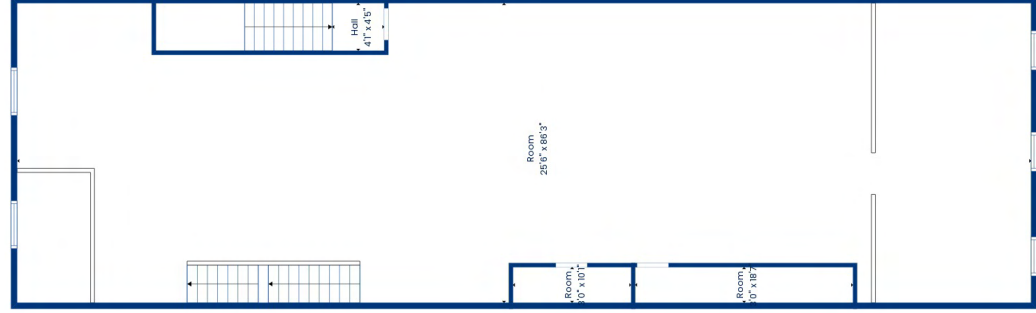
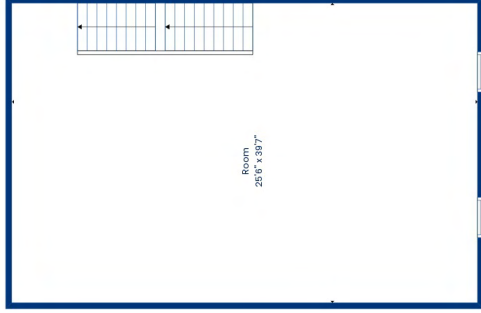
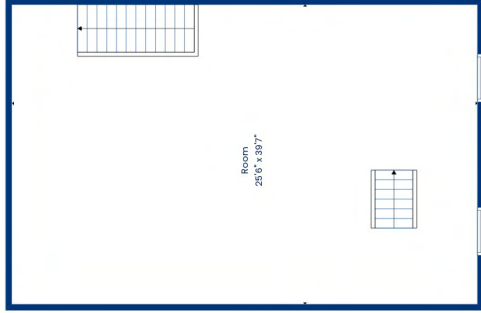


[Youtube.com/@ChipGardner-HerbertDubuisson](https://www.youtube.com/@ChipGardner-HerbertDubuisson)

Scan here to see our custom property video tour



PROPERTY FLOORPLAN

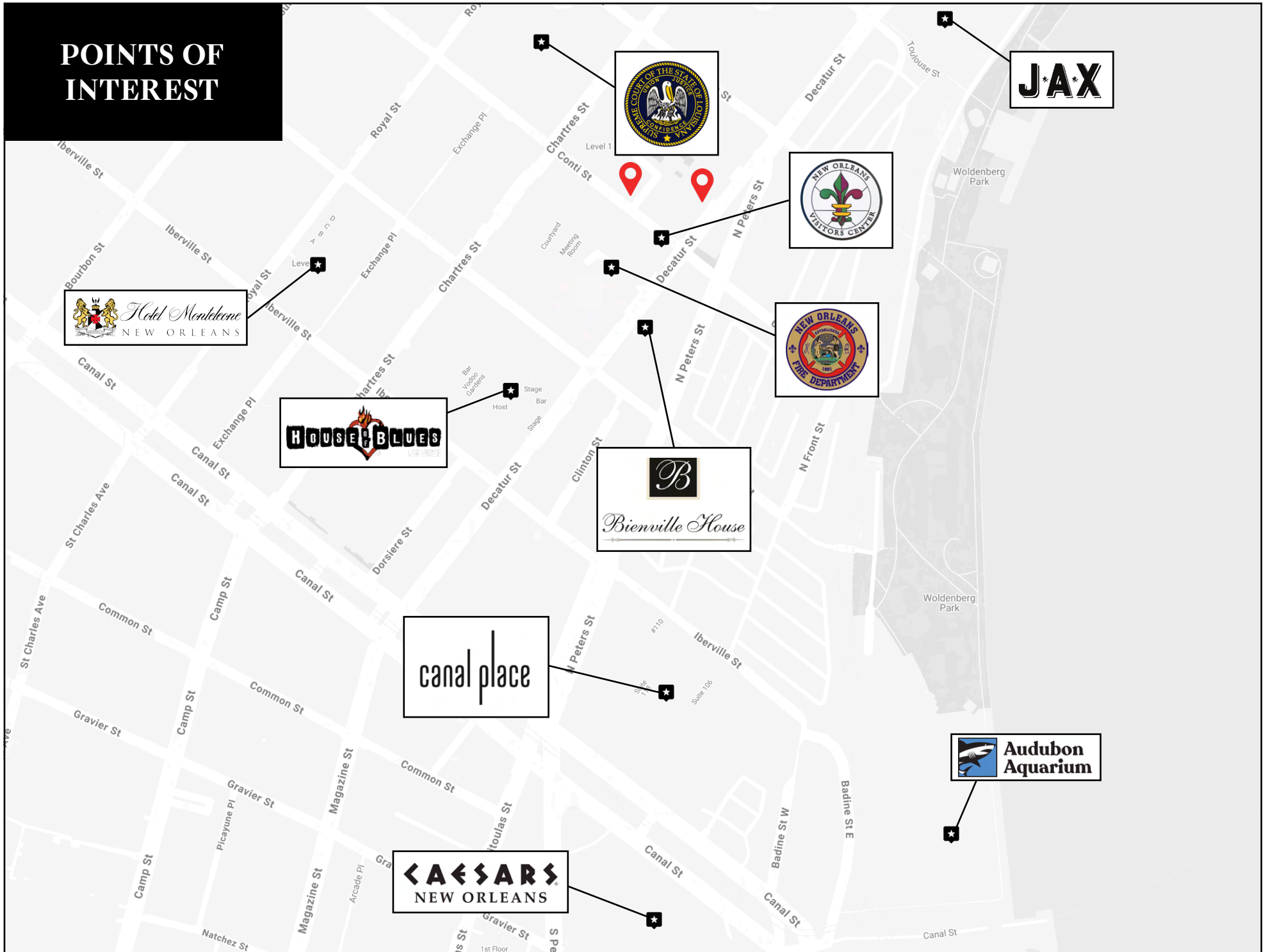


FLOOR 3

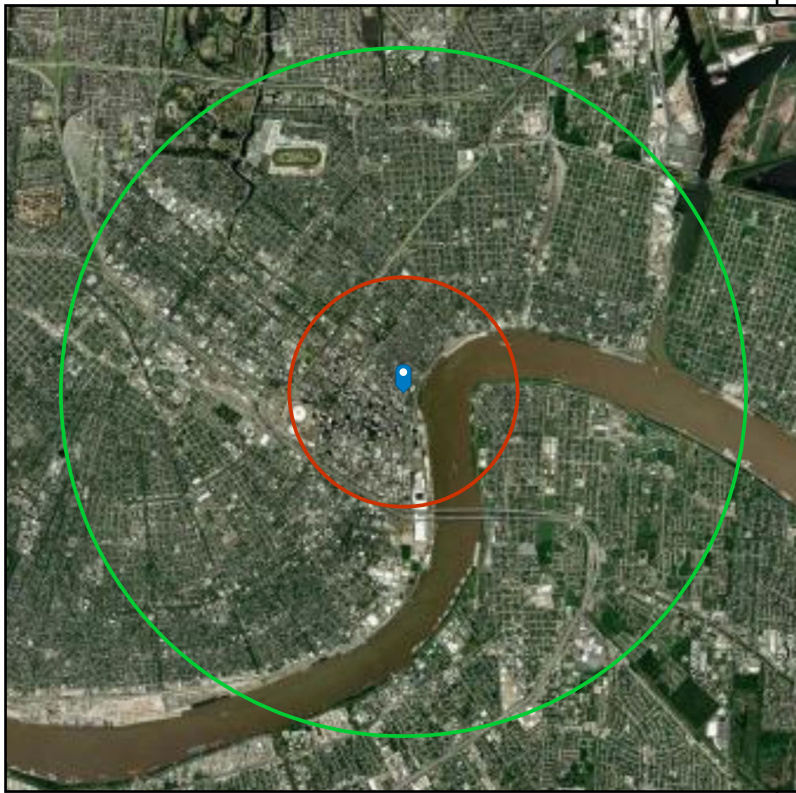
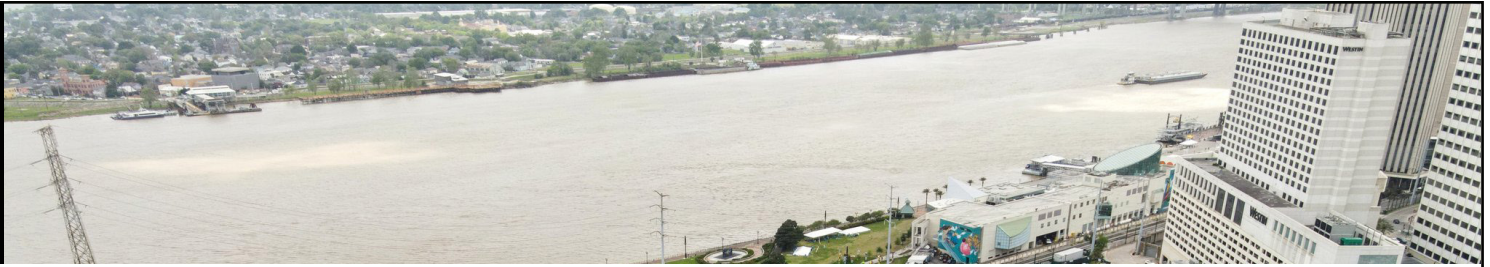
FLOOR 2

FLOOR 1

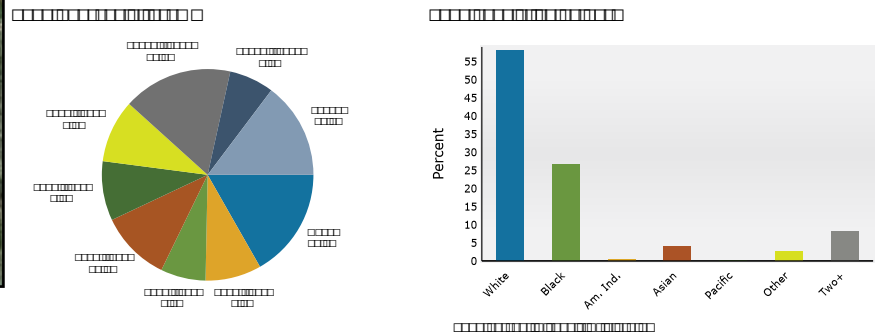
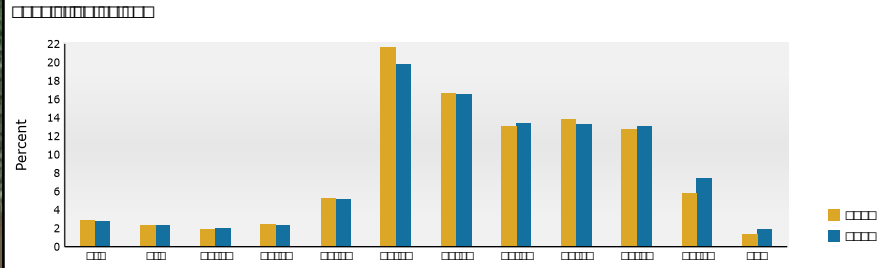
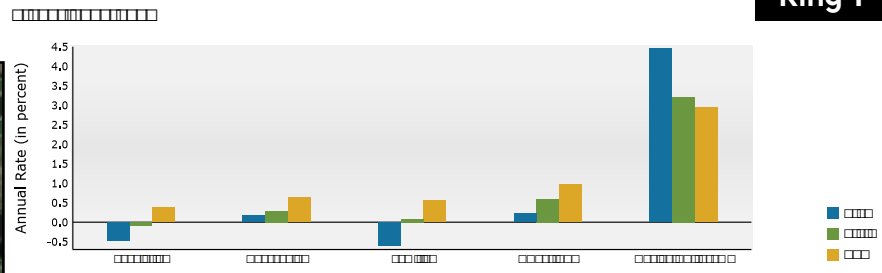
POINTS OF INTEREST



DEMOGRAPHICS



Ring 1





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The information contained herein is not a substitute for a thorough due diligence investigation. The Chip Gardner & Herbert Dubuisson Group with Compass has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property, or the Buyer's legal ability to use the property based on zoning, restrictions, etc. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Chip Gardner & Herbert Dubuisson Group with Compass has not verified, and will not verify, any of the information contained herein, nor has The Chip Gardner & Herbert Dubuisson Group with Compass conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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**CHIP & HERBERT
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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: _____



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