

CORPORATE REALTY

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170
504.581.5005 | corp-realty.com

NEW PRICE

HOSPITALITY | FOR SALE

Hotel in Elegant Historic Building

The Quisby | 1225 St. Charles Avenue
NEW ORLEANS, LA 70130

Austin Lavin CCIM
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OPERATING BUSINESS IN PRIME LOCATION

The Quisby, 1225 St. Charles Avenue, New Orleans, LA 70130

PROPERTY DESCRIPTION

The Quisby is an operating 30-room hotel with a full bar in the ground floor lobby catering to millennials and international travelers. Fully renovated in 2017 and updated in 2024, the three-story, 11,750-sf property is located along St. Charles Avenue near the Lower Garden District, Uptown New Orleans, and the Warehouse District.

Two nearby hotel developments, 1304 St. Charles and the Warbler Hotel, are currently under construction, with the Warbler Hotel development costing over \$500,000 per key.

Built in 1924 as The Audubon Hotel, this property has long been a part of the New Orleans hospitality scene. It is unencumbered by brand or management. Located along the historic St. Charles streetcar line, the building affords convenient access to popular tourist attractions, such as museums, renowned restaurants, and the French Quarter.

The sale comes with in-place hotel license and liquor license. The property is subject to a long-term ground lease with a current rate of \$34,000 per year. This lease term runs

through 2074 plus two options to extend for 10 years each. This offering provides an opportunity for an experienced hospitality manager to acquire lodging in a prime location significantly below replacement cost.



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THE QUISBY

OVERVIEW

BUILDING SIZE

11,750 sf

YEAR BUILT

1924

Substantially renovated 2017 (electrical, mechanical, and plumbing systems fully replaced)

FF&E refreshed in 2024

CURRENT LICENSES

Hotel license with accessory bar license

MARKETING PRICE

\$2,200,000 ~~\$2,400,000~~

Financials available to qualified buyers after execution of a confidentiality agreement.

ROOMS BY TYPE

7 KING ROOMS

10 QUEEN ROOMS

2 DOUBLE QUEEN

4 FAMILY ROOMS

(Queen + Bunk Bed)

5 DOUBLE BUNK BED

(2 Bunk Beds)

2 ECONOMY DOUBLE

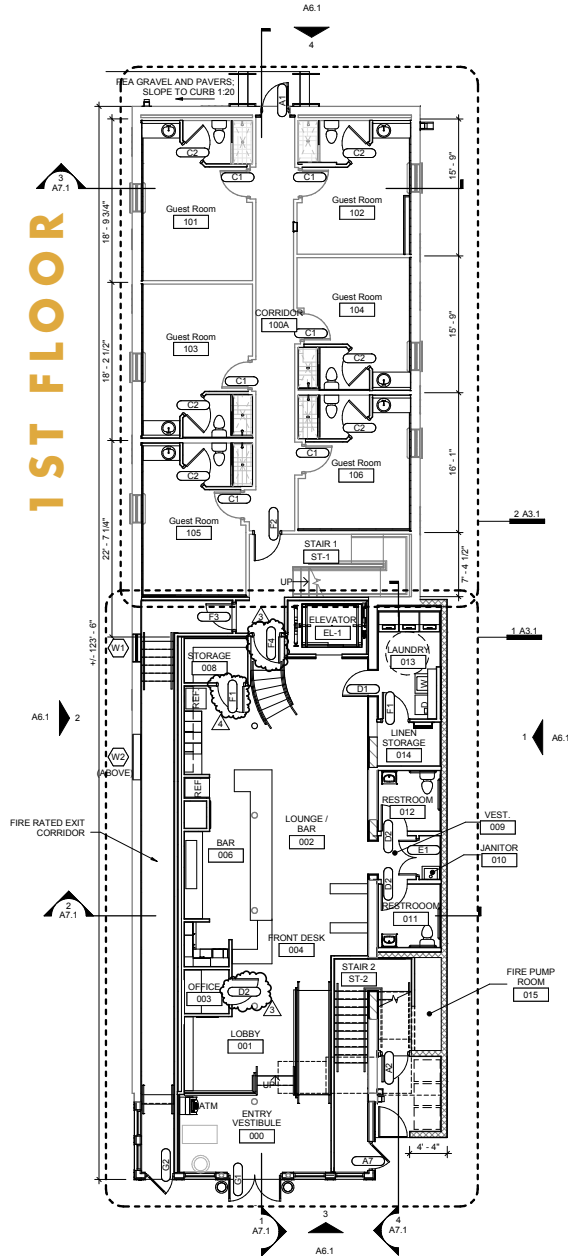
(1 Bunk Bed)

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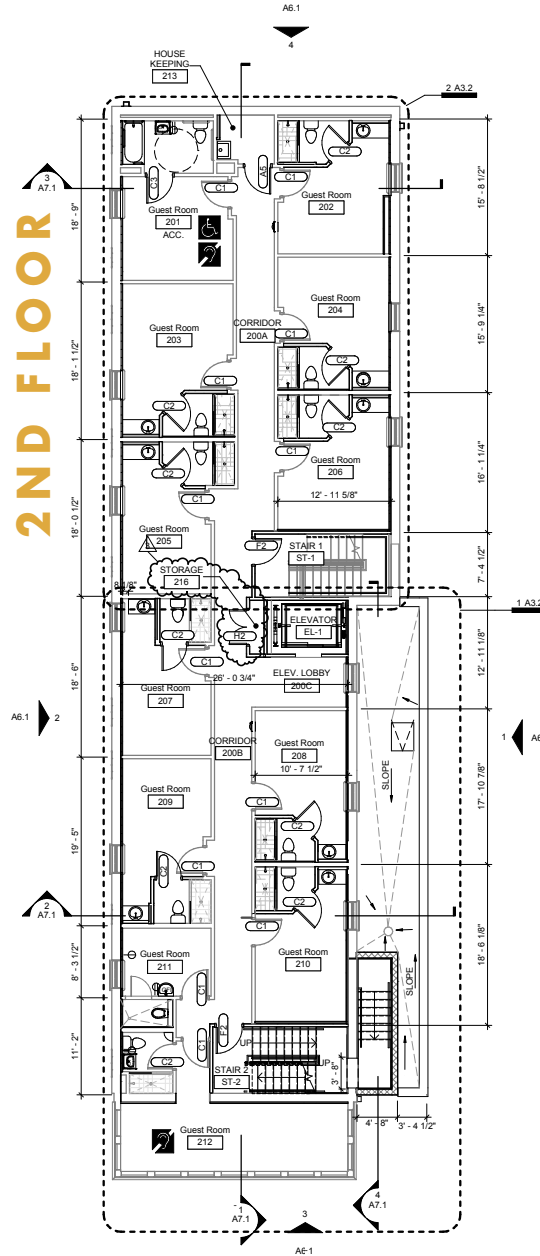
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THE QUISBY FLOOR PLANS

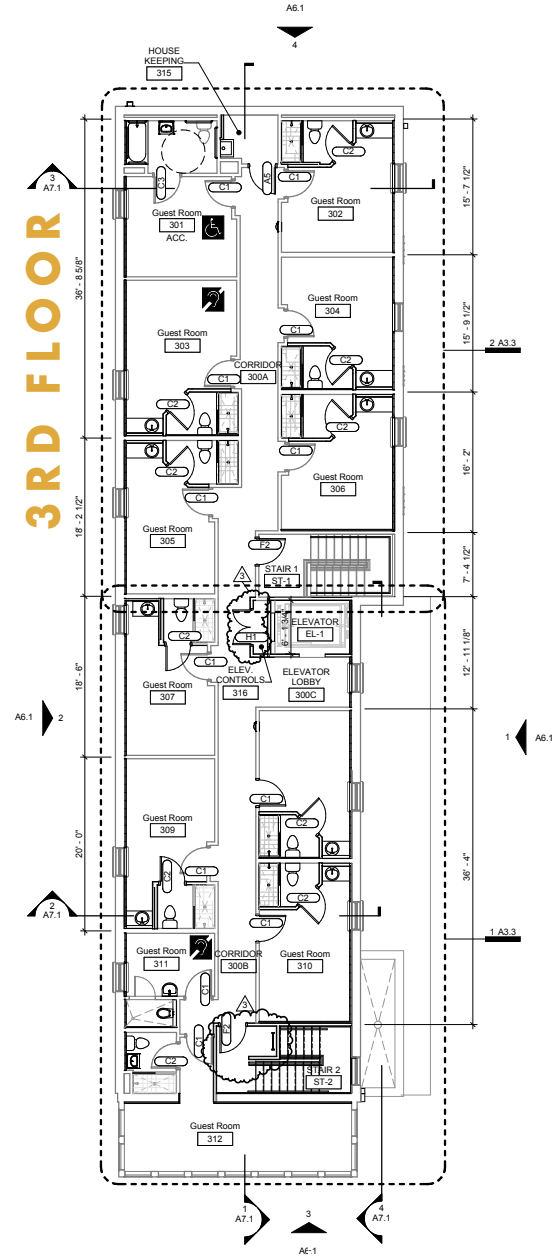
1ST FLOOR



2ND FLOOR



3RD FLOOR



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THE QUISBY ACCOMMODATIONS



- High speed wifi
- Free luggage storage

- Along St. Charles Ave streetcar route
- Along Mardi Gras parade route

- Wheelchair accessible rooms (2)



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THE QUISBY

THE QUISBY LOOK

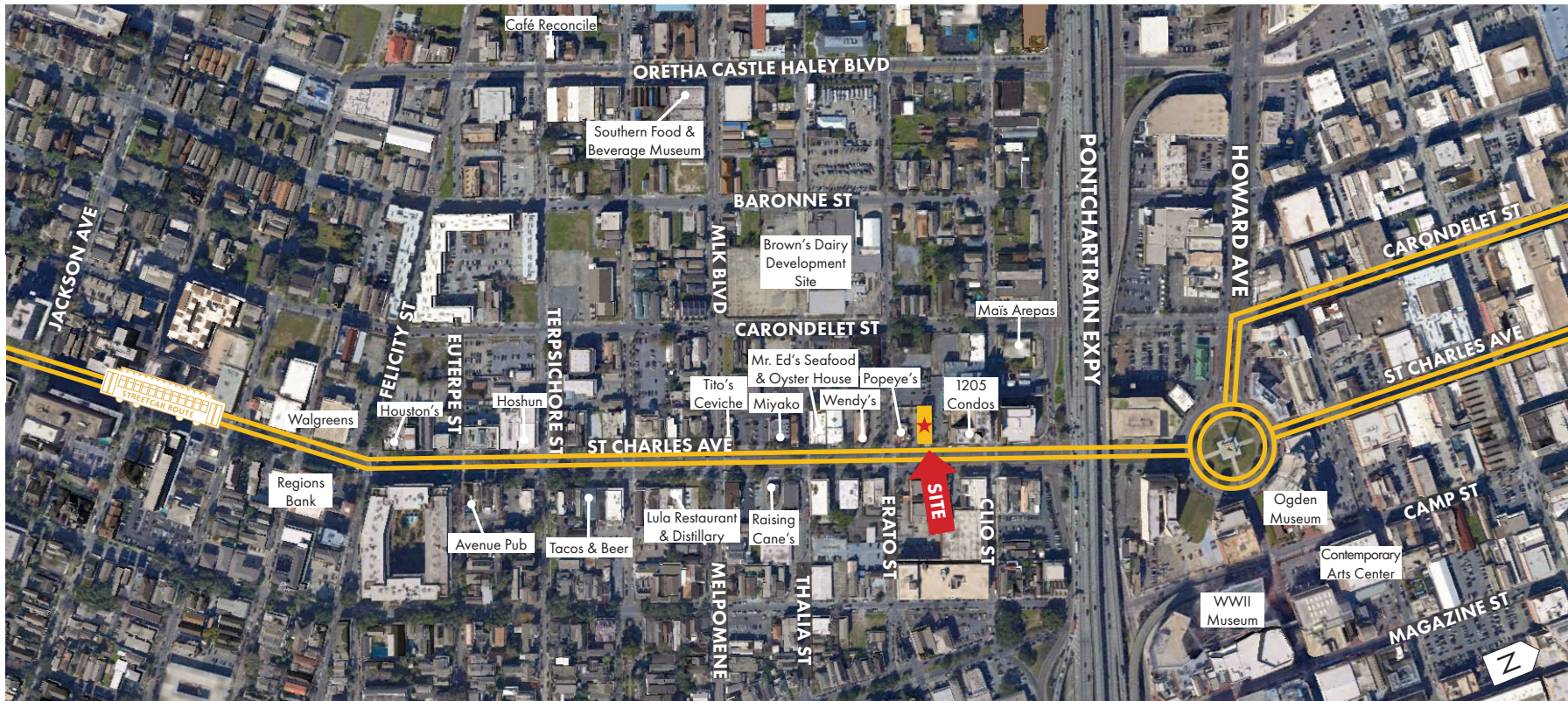


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THE QUISBY NEIGHBORHOOD



The property sits in a vibrant nexus of Downtown and Uptown New Orleans. The historic St. Charles streetcar line is a convenient means of transport, while the interstate is just a few blocks away. Within walking distance are the New Orleans Ernest N. Morial Convention Center, the variety of shops and homes in the Lower Garden District, the shotgun houses of the Irish Channel, the offices of the Central Business District, the galleries and museums in the Warehouse District, and the restaurants and businesses of Central City.

Popular restaurants nearby include Tito's Ceviche and Pisco, Mais Arepas, Lula Restaurant and Distillery, Avenue Pub, and Central City BBQ. Other attractions include the Southern Food and Beverage Museum, the National World War II Museum, the Museum of the Southern Jewish Experience, and the Ogden Museum of Southern Art.



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THE QUISBY LOCATION



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BUSINESS OPPORTUNITY | FOR SALE

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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:

