



CHARTRES & DUMAINE



OFFERING MEMORANDUM

FRENCH QUARTER MIXED-USE BUILDING FOR SALE

838 CHARTRES STREET . NEW ORLEANS . LA . 70116

FRENCH QUARTER MIXED-USE BUILDING FOR SALE

838 CHARTRES STREET
NEW ORLEANS, LA 70116

LISTING AGENT:

Troy Hagstette

C: 504.251.5719

Troy@mceneryco.com

THE McENERY COMPANY

810 UNION STREET, 4TH FLOOR
NEW ORLEANS, LA 70112

504-274-2701 | MCENERYCO.COM

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FRENCH QUARTER MIXED-USE BUILDING

838 CHARTRES STREET, NEW ORLEANS, LA 70116

Prime mixed-use investment opportunity at 838 Chartres Street featuring four income-producing units at a historic French Quarter address . This unique property consists of three residential rental units and one commercial space, offering diversified revenue streams and strong long-term upside potential. The property is currently 100% leased, with the leases being shorter in term.

Built in 1828, the property is one of six original row houses that make up Cucullu Row, the oldest intact row in New Orleans' historic Vieux Carré. Located one block from Jackson Square and Decatur Street, 838 Chartres offers a great mix of both residential and commercial activity. Current financial information is available upon request.

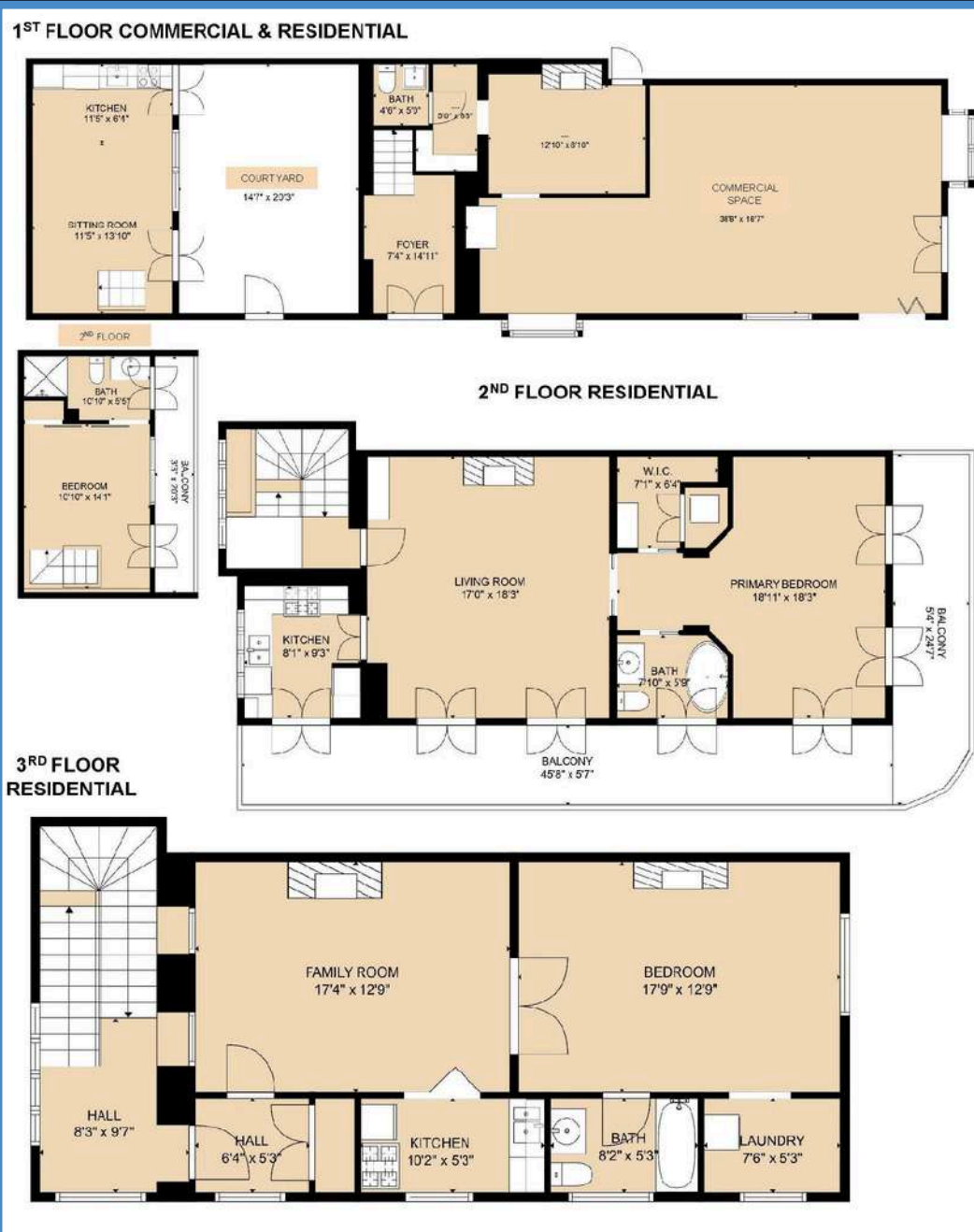
LIST PRICE	\$1,750,000
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GBA	+/- 3,600 SF
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SITE SIZE	+/- 1,600 SF
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ZONING	VCC-1
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FLOOR PLANS



HISTORIC OVERVIEW



838 Chartres Street is part of the historic Cucullu Row, one of the French Quarter's most architecturally and historically significant collections of townhomes. Constructed in 1828 for prominent merchant and ship owner Simon Cucullu, the six contiguous red-brick row houses along Chartres Street are widely recognized as the oldest intact row of townhouses in the Vieux Carré. The property reflects a rare blend of Creole and early American architectural influences, with its distinctive brick façades, ironwork balconies, shuttered openings, and traditional courtyard layouts contributing to the enduring character of the Quarter.

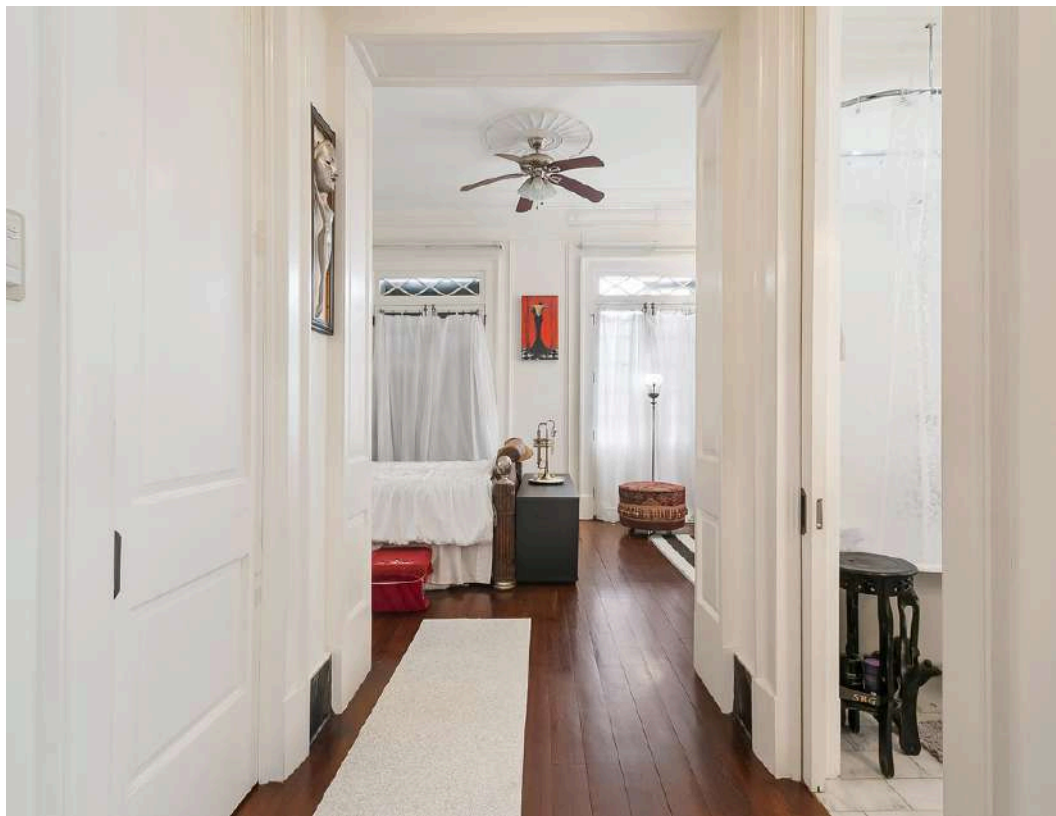
Positioned just steps from Jackson Square and the Mississippi River, Cucullu Row occupies a site layered with centuries of New Orleans history, including the former location of Pierre Baron's 18th-century observatory—considered among the earliest scientific observatories in the Americas. Over time, the site evolved through markets, fires, and redevelopment before emerging as the iconic residential row that remains today. The buildings have housed a variety of notable commercial and residential uses throughout their history, including the longtime Desporte Pharmacy, while continuing to embody the preservation-minded spirit and architectural authenticity that define the French Quarter.

PROPERTY PHOTOS



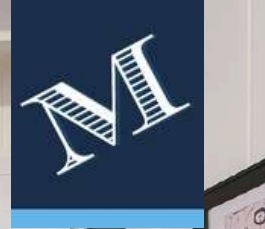
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PROPERTY PHOTOS



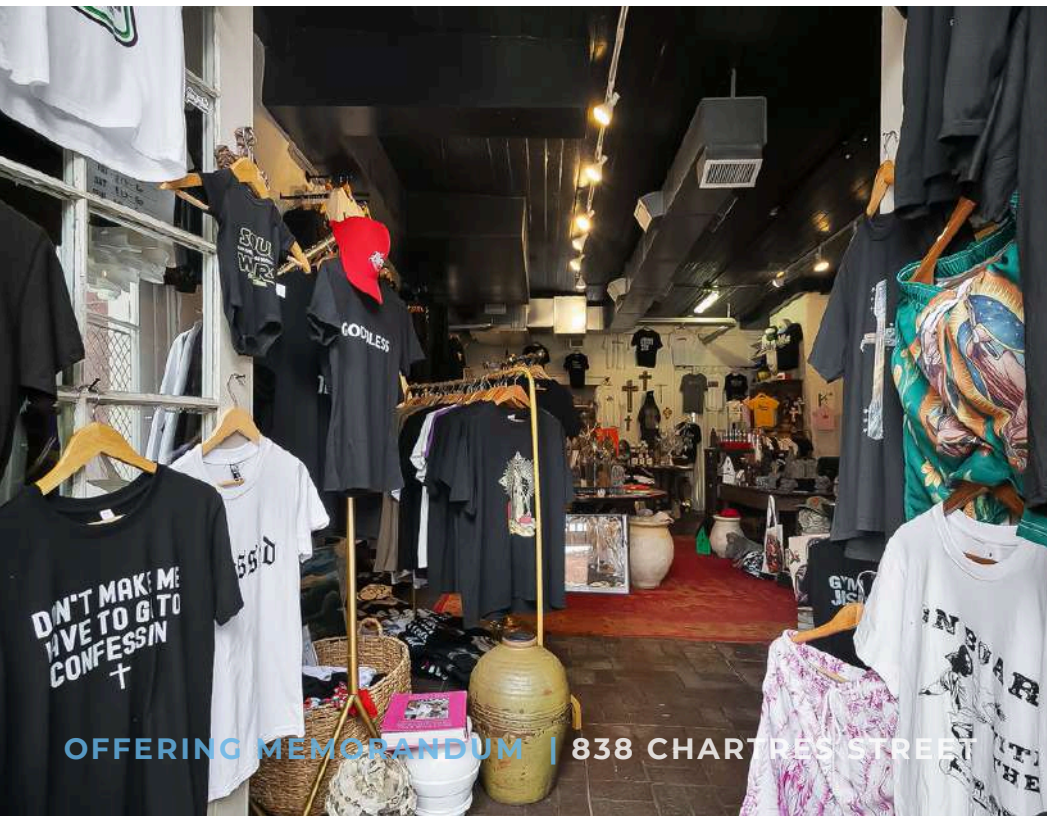
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PROPERTY PHOTOS



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PROPERTY PHOTOS





BRIEUX CARRÉ
BREWING COMPANY



FRENCHMEN ST.

ESPLANADE AVE.

N. RAMPART ST.

ARMSTRONG PARK

THE LAFITTE GREENWAY

INTERSTATE 10



FRENCH MARKET DISTRICT



ROYAL ST.

ST. LOUIS CATHEDRAL

Antoine's Restaurant



BASIN ST.



JACKSON SQUARE

Café Du Monde



BOURBON ST.



DECATUR ST.



MISSISSIPPI RIVER

CANAL ST.





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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

Date

Buyer or Lessee

Date

Licensee

Date

Seller or Lessor

Date

Seller or Lessor

Date

Licensee

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: _____

