REMAX COMMERCIAL

FOR SALE · INVESTMENT



OFFERING MEMORANDUM · SINGLE-TENANT · LEASE IN PLACE

Leased Restaurant Building

5209 W Napoleon Ave · Metairie, LA 70001 · Jefferson Parish

OFFERING PRICE

$350,000

Real estate only. The building and land are for sale. The restaurant business is not included.

Cameron Lombardo, CCIM · REMAX Commercial Brokers, Inc. · 504-444-7897 · clombardo@nolacommercial.com

Property Overview

REAL ESTATE ONLY – the building and land are for sale. The restaurant business is not included.

PRICE	BUILDING	LOT	ZONING	TENANCY
$350,000	**±2,541 SF**	**7,500 SF**	**C-1**	**Leased**
≈ $138 / SF of building	One story	50′ × 150′	Neighborhood Commercial	Single tenant

INVESTMENT HIGHLIGHTS

- **Single-tenant restaurant building with a lease in place.** Leased to an established restaurant tenant.
- **Real estate only.** The sale is of the land and building. The tenant's business is not included.
- **Turnkey restaurant build-out:** commercial kitchen, bar and dining area.
- **Priced at about $138 per SF** of building at $350,000.
- **C-1 Neighborhood Commercial zoning** in Jefferson Parish.
- **Frontage and parking:** 50 feet on W Napoleon Ave, paved parking in front, plus a gravel side drive and rear lot.

PROPERTY DESCRIPTION

ADDRESS	5209 W Napoleon Ave, Metairie, LA 70001
PARISH	Jefferson
PROPERTY TYPE	Restaurant / Retail, single tenant
BUILDING SIZE	±2,541 SF, one story
LOT SIZE	7,500 SF (0.17 AC), 50′ × 150′, level
STREET FRONTAGE	50′ on the north side of W Napoleon Ave
ZONING	C-1 Neighborhood Commercial
CONSTRUCTION	Slab, wood frame, brick and stucco exterior, pitched shingle roof
SYSTEMS	Central air conditioning
INTERIOR	Dining area, bar, commercial kitchen, two half baths
PARKING	Paved at the front; gravel side drive and rear lot

Sizes are approximate and should be verified by the buyer.

The building sits on the north side of W Napoleon Ave in Metairie. It is a one-story, wood-frame building with a brick and stucco exterior, built out for restaurant use. Inside are a dining area, a full bar and a commercial kitchen. The offering is for the land and building only; the restaurant's business, name and operations stay with the tenant.







Investment Highlights

INVESTMENT OPPORTUNITY

- **Leased to an established restaurant tenant.** The building is occupied and operating.
- **Lease details available to qualified buyers** upon execution of an NDA. Please contact Cameron Lombardo to request them.
- **Real estate only.** The offering is the land and building. The restaurant business is not included.
- **Offered at $350,000,** about $138 per SF of building.
- **Restaurant improvements already in place:** commercial kitchen, bar and dining area.
- **Paved parking in front,** plus a gravel side drive and rear lot.
- **C-1 Neighborhood Commercial zoning** in Jefferson Parish.

> The restaurant is an operating business. Please do not disturb the tenant. Tours are by appointment only through the listing broker.







Exterior & Site



Front elevation with paved parking at the street



Frontage and parking, looking along W Napoleon Ave



Side and rear of the building



Side elevation and rear drive

Dining Area



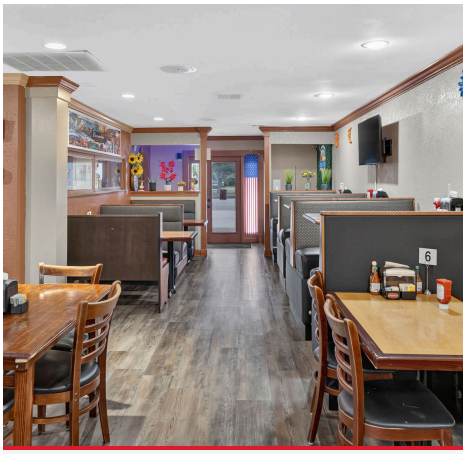
Main dining room



Dining room seating



Dining room and archway

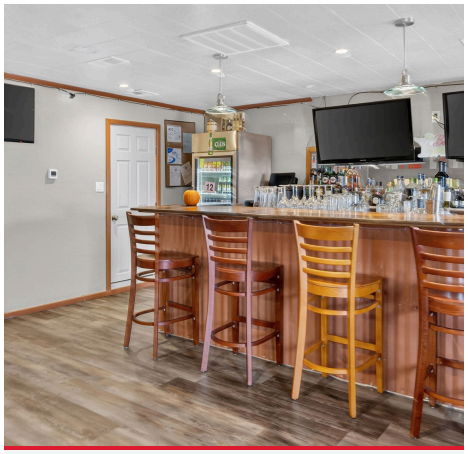


Dining room, booths and tables

Bar



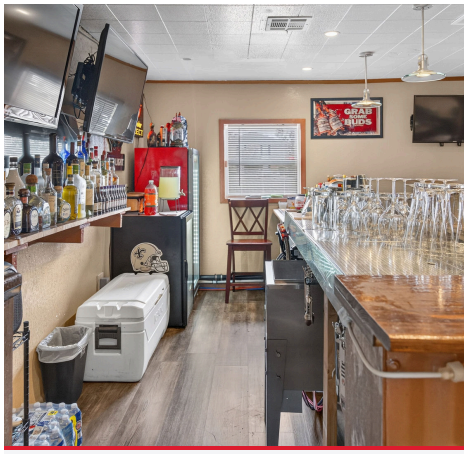
Bar and dining area



Bar with seating



Bar and dining area



Back bar and service area

Commercial Kitchen



Commercial kitchen with hood and cooking line



Prep area and storage



Cooking line and hood



Walk-in and reach-in refrigeration

Location & Aerial



Aerial with the property outlined. Outline is approximate, for illustration only; not a survey. Imagery: USGS NAIP.

LOCATION NOTES

- The property is at **5209 W Napoleon Ave** in Metairie, Jefferson Parish, Louisiana, in the greater New Orleans area.
- The lot has **50 feet of frontage on the north side** of W Napoleon Ave, a multi-lane street.
- The site is zoned **C-1 Neighborhood Commercial**.

SITE ACCESS & PARKING

- Paved parking sits in front of the building, with direct access from W Napoleon Ave.
- A gravel side drive runs along the building to a gravel lot at the rear.
- Level, rectangular lot, 50′ × 150′ (7,500 SF).

Traffic counts, demographics and flood-zone information are not included in this memorandum; buyers should verify them independently.

Contact

FOR TOURS, THE LEASE AND OFFERS

Tours are by appointment only. **Please do not disturb the tenant.** Lease details are available to qualified buyers upon execution of an NDA. Please contact:

Cameron Lombardo, CCIM

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5209 W Napoleon Ave, Metairie, LA 70001

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by REMAX Commercial Brokers, Inc. ("Broker") for the sole purpose of providing general information about the real estate at 5209 W Napoleon Ave, Metairie, Louisiana 70001 (the "Property") to qualified parties who may be interested in acquiring it. By accepting this document you agree to keep it and its contents confidential, to use it only to evaluate the Property, and not to copy or share it with anyone other than your principals, advisors and lenders who need it for that purpose and who agree to do the same.

The information in this memorandum comes from sources Broker believes to be reliable, including the property owner. It has not been independently verified, and Broker, the owner and their agents make no representation or warranty, express or implied, about its accuracy or completeness. Square footage, lot dimensions, zoning and other property information are approximate, may change, and must be verified independently by each prospective buyer. This memorandum is not a substitute for a buyer's own due diligence, which should include review of title, survey, zoning, environmental and physical-condition matters, and consultation with the buyer's own legal and financial advisors.

The Property is offered for sale as real estate only. The restaurant business, its name, trade fixtures, licenses and operations are **not** part of the offering. The restaurant is an operating business. **Please do not visit the Property, contact the tenant or its employees, or disturb the operation of the business.** All tours are by appointment only and must be arranged through the listing broker.

The owner reserves the right to reject any or all offers, to withdraw the Property from the market, to change the price or terms, and to negotiate with any party, at any time and without notice or obligation. The Property is subject to prior sale. Neither the owner nor Broker is obligated to any party unless and until a written purchase agreement has been fully signed and delivered. Aerial imagery is from the USGS National Agricultural Imagery Program; the property outline is approximate, for illustration only, and is not a survey. Photographs depict the building and may show signs and posted information of the current tenant.

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