

OFFERING MEMORANDUM

1422 Louisiana 46

Saint Bernard, LA 70085

Presented By:

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PROPERTY DESCRIPTION

1422 LA-46 in St. Bernard Parish, Louisiana, spans 2.35 acres (102,297 SF) and is ideal for redevelopment as an in-patient care or institutional facility. The site features a 28,967 SF housing facility with 36 rooms, a commercial kitchen, dining and activity spaces, offices, and a chapel. Built in 2000 and extensively renovated in 2017 at a cost of \$2 million, the facility includes 41 parking spaces, asphalt paving, concrete sidewalks, and landscaped areas. It is equipped with central HVAC, wet fire sprinklers, and security cameras.

PROPERTY HIGHLIGHTS

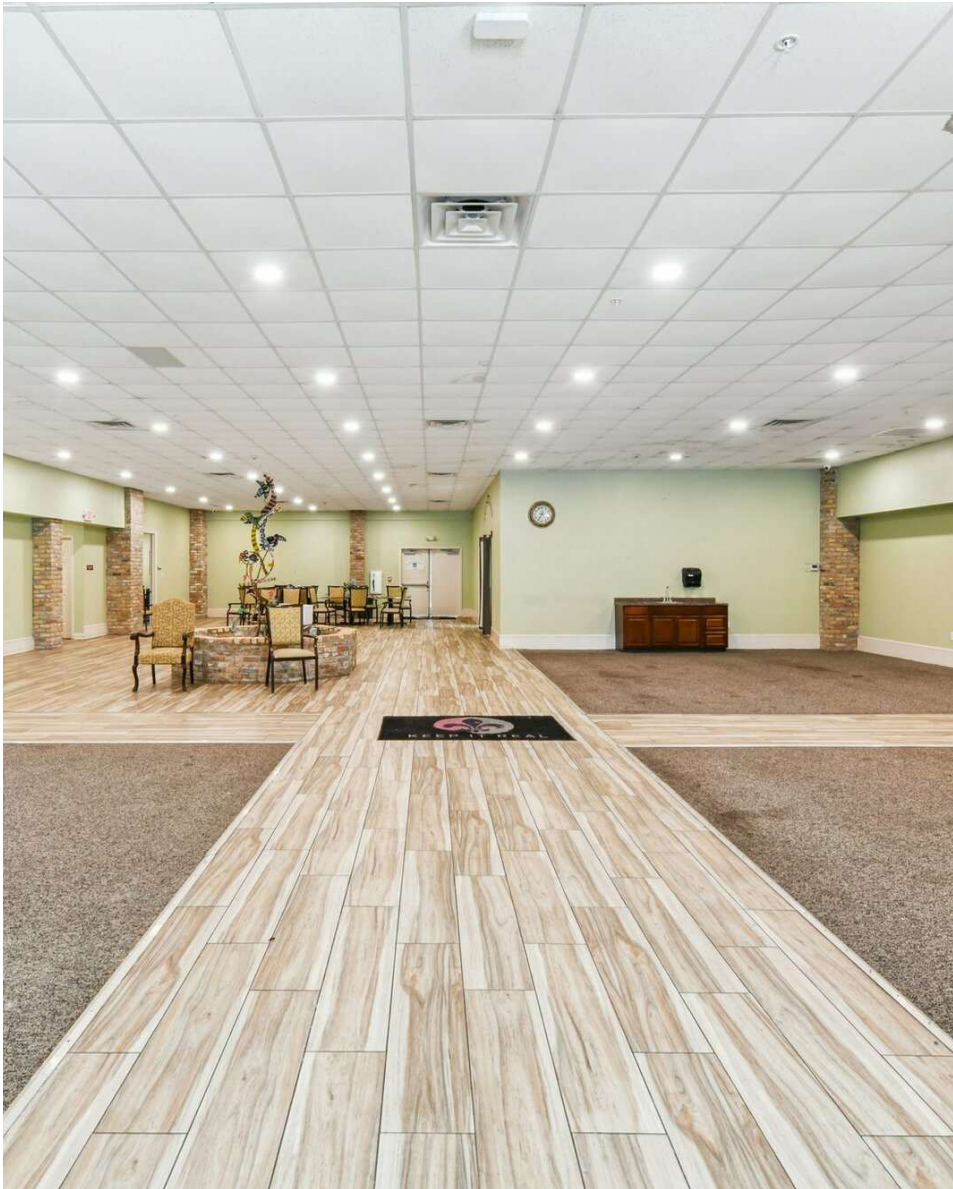
- Ideal for adaptive reuse or reopening as independent living facility
- Constructed in 2000; renovated in 2017
- 36 residential units with kitchenettes
- full commercial kitchen
- Pitched, standing-seam metal roof

OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	28,967 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	123	428
Total Population	89	329	1,149
Average HH Income	\$82,254	\$84,651	\$80,537

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PROPERTY DESCRIPTION

The facility contains 36 rooms, a lobby/reception area, dining room, commercial kitchen, dining room/activity room, offices, beauty shop, chapel, and other common areas. The improvements were built in 2000 (estimated) and were completely renovated in 2017 for a reported cost of \$2,000,000. The prior owner used the facility as transitional living for members of their congregation and also as a gathering place for their worship services. Prior to that it was a nursing home. There are carpet, vinyl, and ceramic tile floors, painted drywall walls, and painted drywall and acoustical ceiling tiles. The building is served by wet sprinklers and security cameras.

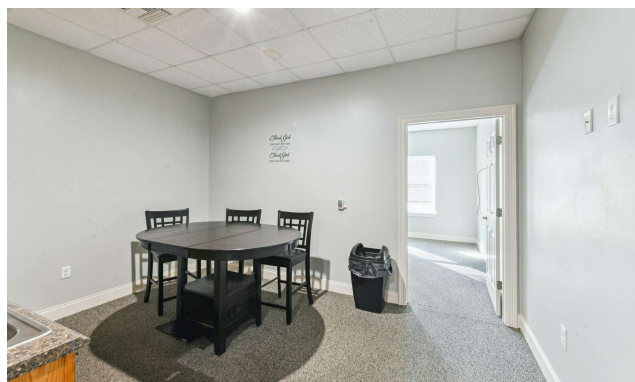
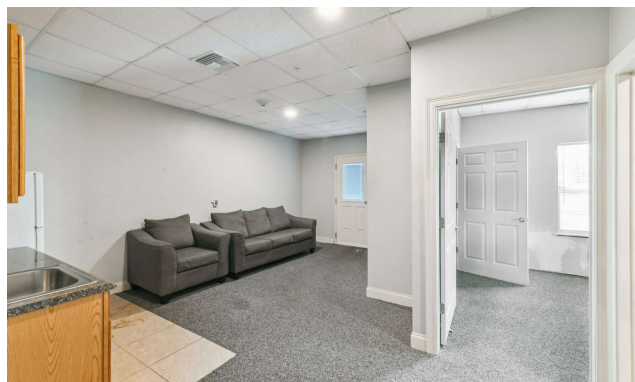
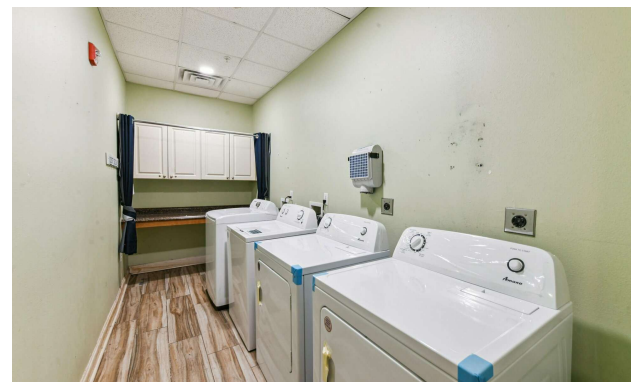
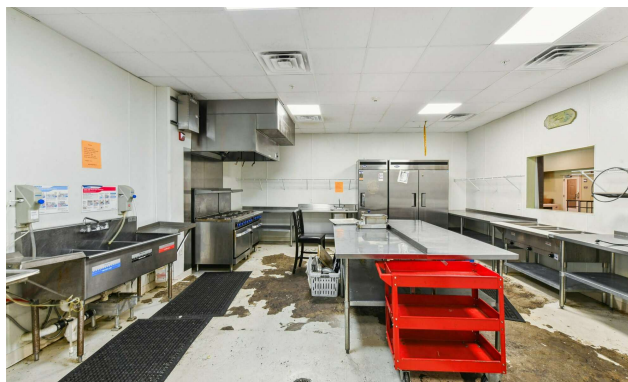
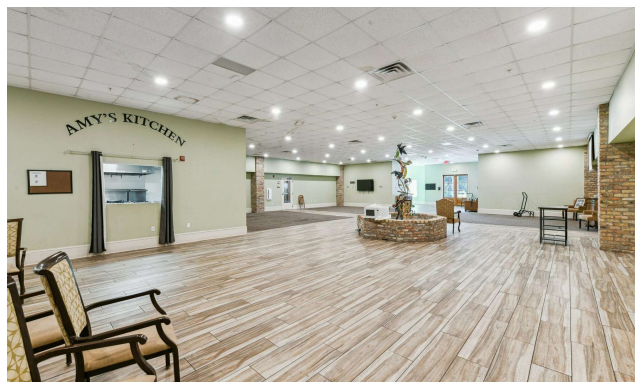
Strategically located along Louisiana Highway 46, the property offers excellent visibility and accessibility. It has access to electricity, gas, and water, with septic sewer services. Functional and buildable as-is, this property provides a strong opportunity for adaptive reuse or reopening as transitional housing or assisted living.

LOCATION DESCRIPTION

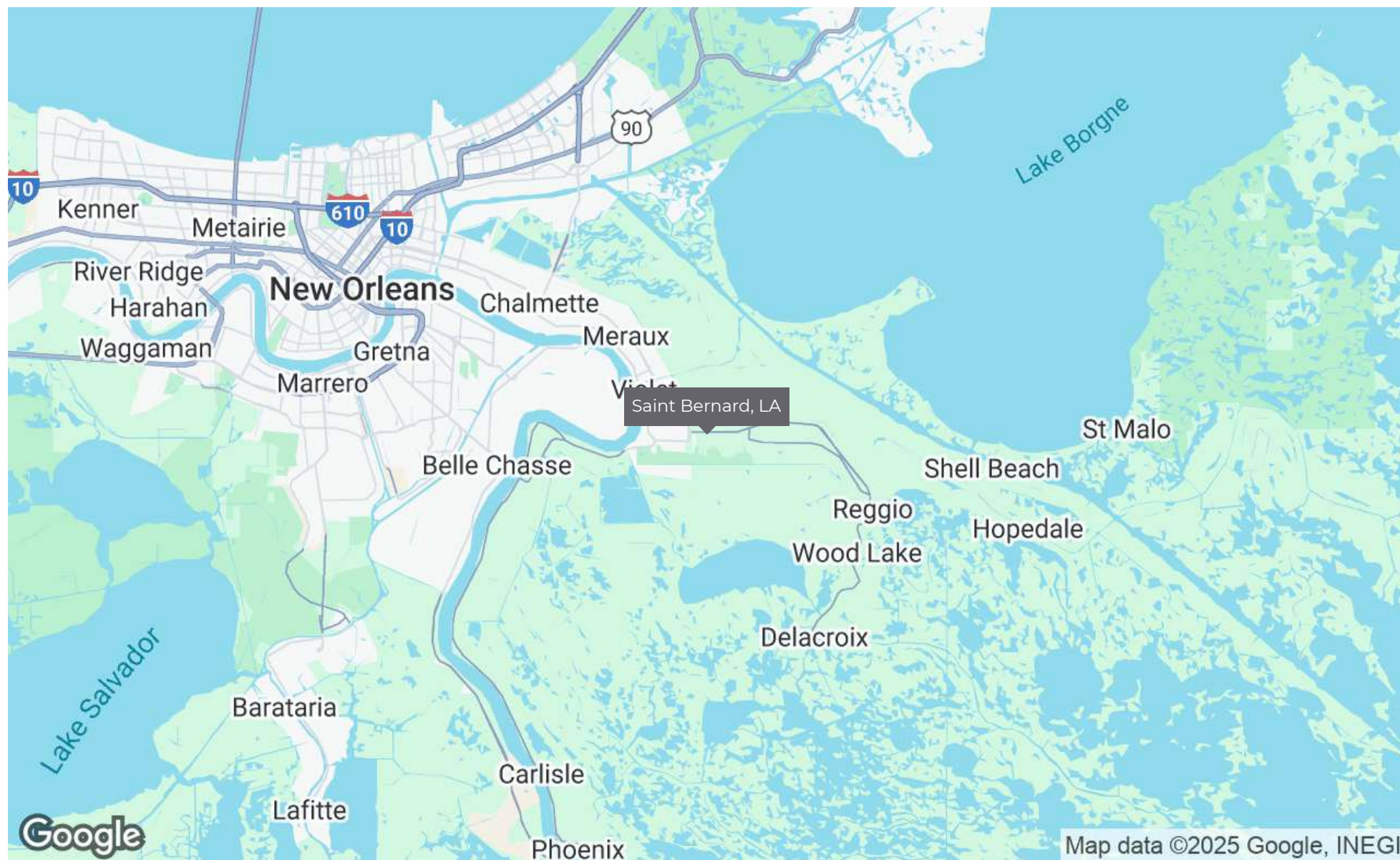
St. Bernard Parish, located southeast of New Orleans, is a thriving community blending cultural heritage, ecological significance, and economic potential. Historically rooted in fishing, shrimping, and agriculture, the parish is now a strategic hub for logistics and trade, benefiting from its proximity to the Port of New Orleans and the Mississippi River.

A major economic driver is the construction of an international tank terminal in Violet (\$1.8 billion), designed to enhance the parish's role in global energy and petrochemical logistics. Strategically situated along the Mississippi River, the terminal will facilitate the storage and transfer of liquid bulk commodities, such as petroleum and chemicals, bolstering the parish's position in international trade. This project is expected to generate jobs, attract related industries, and stimulate infrastructure growth.

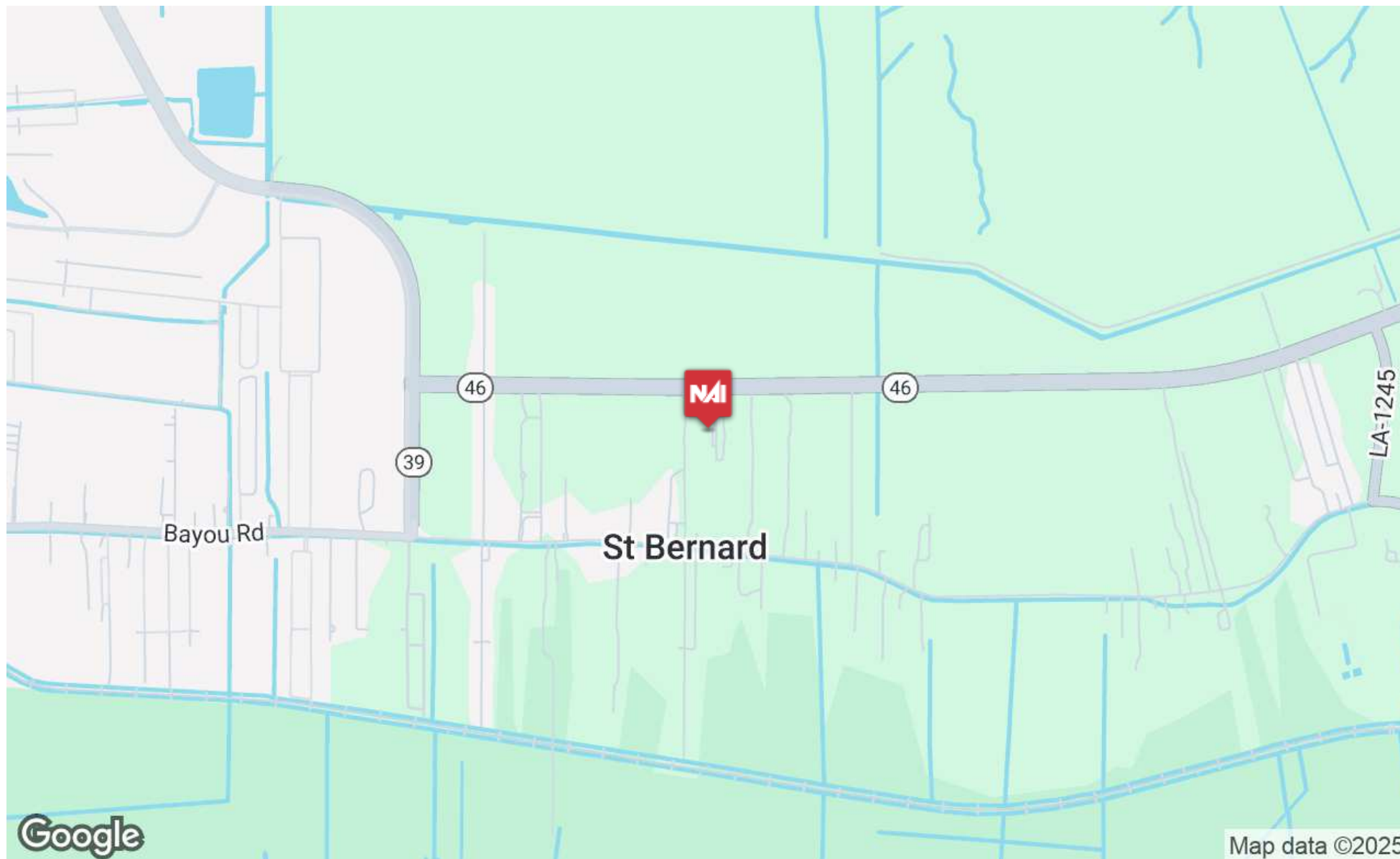
The parish's stable to increasing population and income trends, coupled with existing infrastructure and ongoing port, refinery, and fabrication projects, create strong market potential. This environment supports a range of opportunities, from specialized facilities to institutional developments, leveraging the area's affordability and strategic location.



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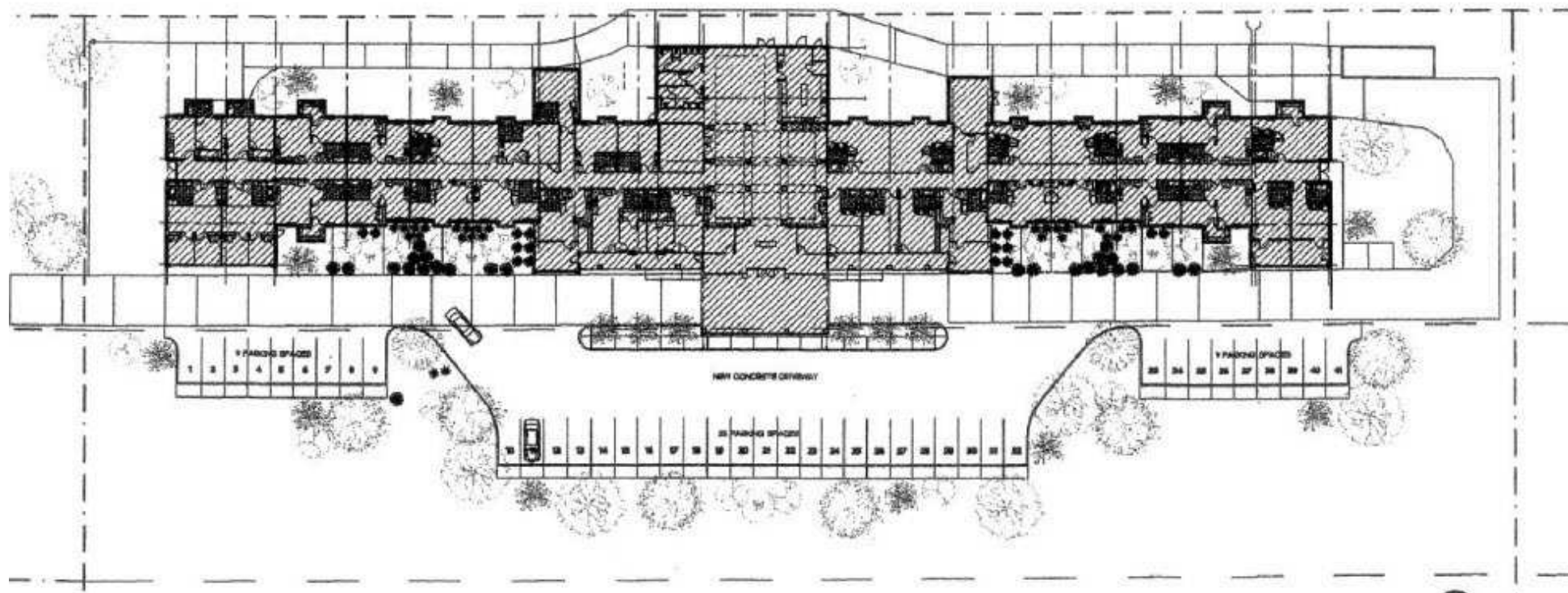


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