



A UNIQUE NEW ORLEANS BUSINESS OPPORTUNITY

4117 PERRIER St.





Built in 1892, this Eastlake-Victorian “Double” is registered as an historic place by the U.S. Department of the Interior. Originally constructed by the owner of Jax Brewery in the French Quarter, it was built to house the brewery’s upper management and his family.

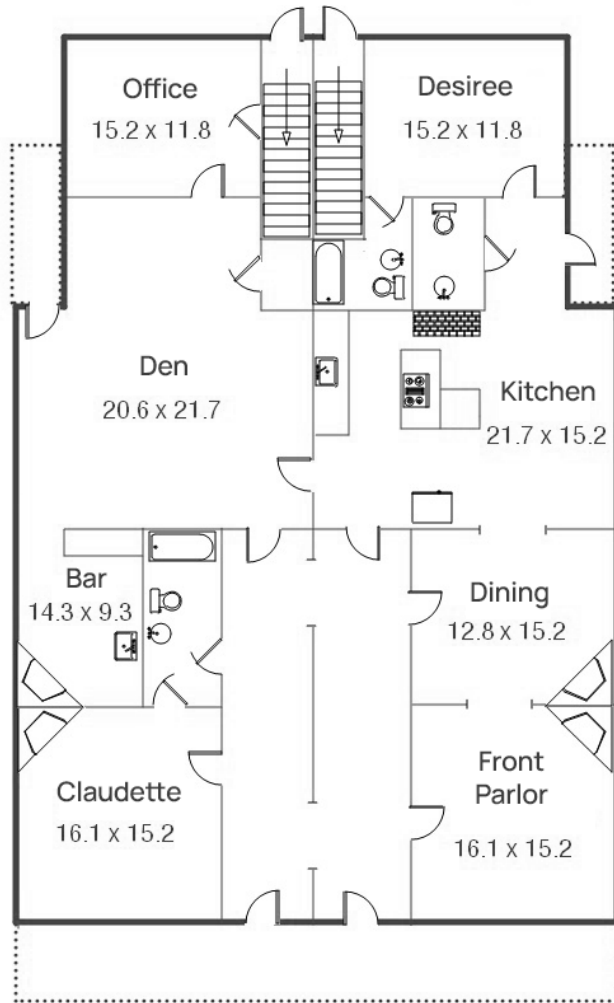
This “painted lady” was lovingly and painstakingly restored in 1997, at which time a new page in her history was turned. Today, Maison Perrier Bed & Breakfast features spacious bedrooms, luxurious bathrooms, and inviting common areas including front parlor, dining room, den and kitchen, as well as delightful outdoor spaces with balconies and courtyards.

Maison Perrier is a gorgeous bed & breakfast in Uptown New Orleans, just off tree-lined St. Charles Avenue - and a profitable venture for an entrepreneurial owner. Ornamental woodwork, handsome antiques, delicate chandeliers, and southern charm make it an in-demand setting for romantic getaways, company retreats, family gatherings, pleasure travelers, and business professionals. The inn is fully updated with modern amenities and comforts, while providing visitors with a truly authentic New Orleans experience. Maison Perrier is within walking distance of fabulous restaurants and boutique shops on Magazine Street, and just a few blocks away from the St. Charles streetcar line and Mardi Gras parades. Travelers flock to this gem for its old world allure and attractive, walkable neighborhood.

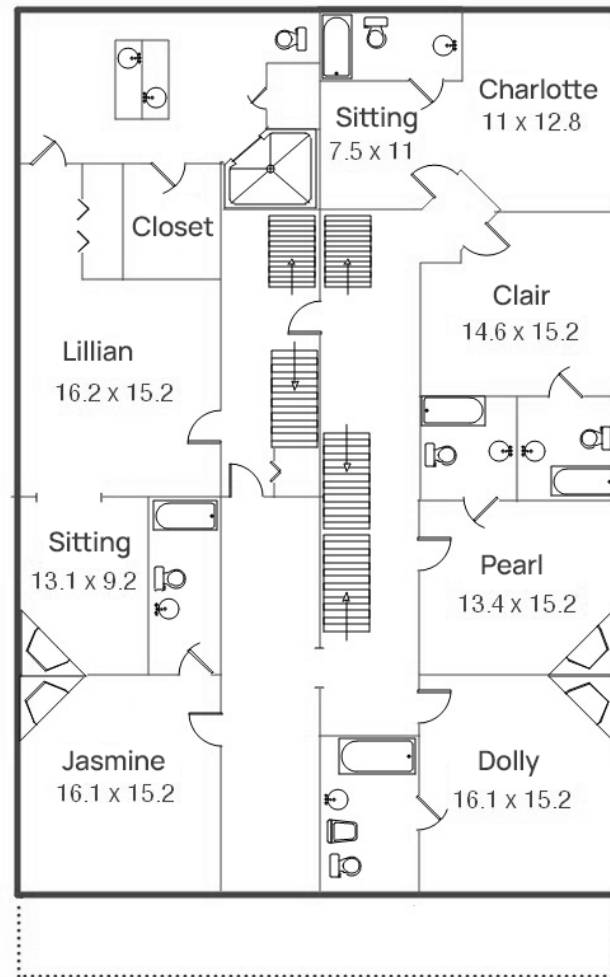




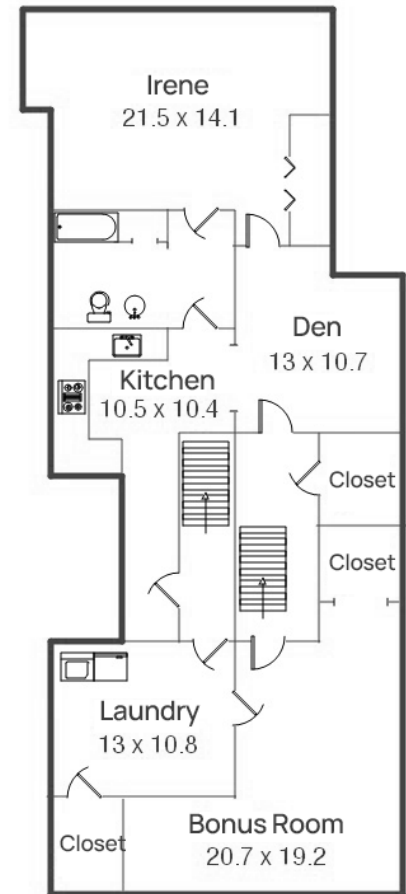
4117 PERRIER St.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FEATURED IN

Travel + Leisure

New York Times

Condé Nast Traveler

New York Magazine

The Travel Channel

London Financial Times

USA Today

Yelp



Recipient of TripAdvisor's
Certificate of Excellence every
year since 2004 with
4.9/5 star rating



Guest Review Award Winner,
Average Review Score 9.7/10



Awarded "Top 7"
B&B's in New Orleans



Rated #2 B&B in New
Orleans for 2025



Rated 2025 Best B&B in
Louisiana





KITCHEN FEATURES

Sub-Zero Refrigerator	Bosch Telescoping Downdraft Hood
Double Ovens	Summit 5-Burner Cooktop
Bosch Dishwasher	Commercial Ice Maker
Additional Refrigerator in Bar	

TECH & MECHANICAL

Fully Managed WiFi System with cutting edge Ubiquiti Unifi components

Hardwired Security Cameras and DVR Recording

4 Natural Gas Water Heaters

5 Central HVAC Systems w/ Natural Gas Furnaces

Fire-suppression Sprinkler System

Commercial Generator

Fire & Burglar Monitoring System

New Roof Installed 2021

BOOKING SYSTEM

Smart Automation Tools help manage bookings rates and availability

Channel Manager keeps inventory and prices automatically up to date

Booking Engine includes fully customizable widgets, showing availability and prices







COMMUNITY ROOMS

Inviting communal spaces, well appointed with a mix of antiques and modern furnishings. Living spaces appropriate for multiple parties. Newly updated kitchen with high-end appliances and plenty of serving and dining space.

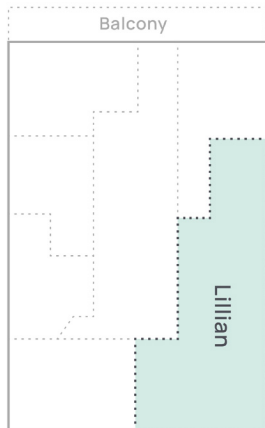
LILLIAN

2ND
FLOOR

KING
BED SIZE

16.2 x 15.2
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

King Size Bed, Grand Gilt Mirror, Armchairs,
Settees, Oriental Rug & Side Tables

FEATURES

Separate Sitting Area, Decorative Fireplace, Double
Vanity, Jacuzzi Tub & Separate Shower Stall



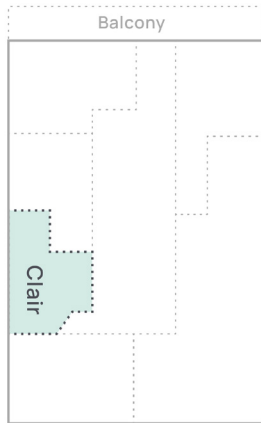
CLAIR

2ND
FLOOR

KING
BED SIZE

14.6 x 15.2
ROOM SIZE

CARPET
FLOORING



FURNISHINGS

King Size Sleigh Bed, Antique Writing Desk,
Armchairs, Wall Mirror, Side Tables

FEATURES

Ample Natural Light, Spacious Bathroom



CLAUDETTE

1ST
FLOOR

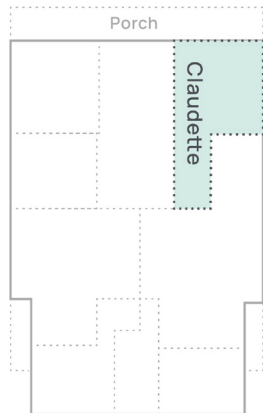
KING & DAYBED

BED SIZE

16.1 x 15.2

ROOM SIZE

WOOD
FLOORING



FURNISHINGS

Four Post Bed, Side Tables, Daybed, Side Tables &
Antique Writing Desk

FEATURES

Decorative Fireplace, Street View, Newly Updated
Tub/Shower with Grab Bars



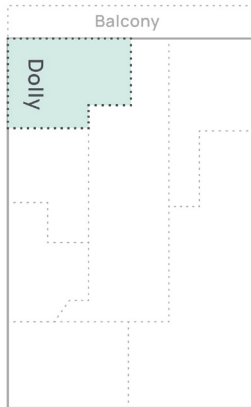
DOLLY

2ND
FLOOR

KING
BED SIZE

16.1 x 15.2
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

Four Post King Size Bed, Bench, Armchair, Antique
Tiger Maple Writing Desk & Side Tables

FEATURES

Decorative Fireplace, Street View, Large Bath w /
Bidet, Balcony Access



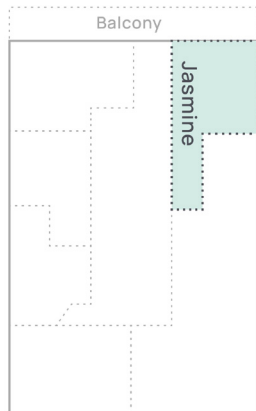
JASMINE

2ND
FLOOR

KING
BED SIZE

16.1 x 15.2
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

Four Post King Size Bed, Side Tables, Chiffonade,
Wing-back Chair & Antique Writing Desk

FEATURES

Street View, Decorative Fireplace, Balcony Access



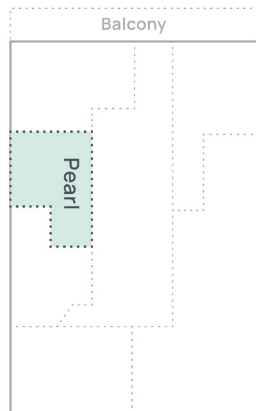
PEARL

2ND
FLOOR

KING
BED SIZE

13.4 x 15.2
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

Queen Bed, Side Tables, Settee & Mirror

FEATURES

Decorative Fireplace



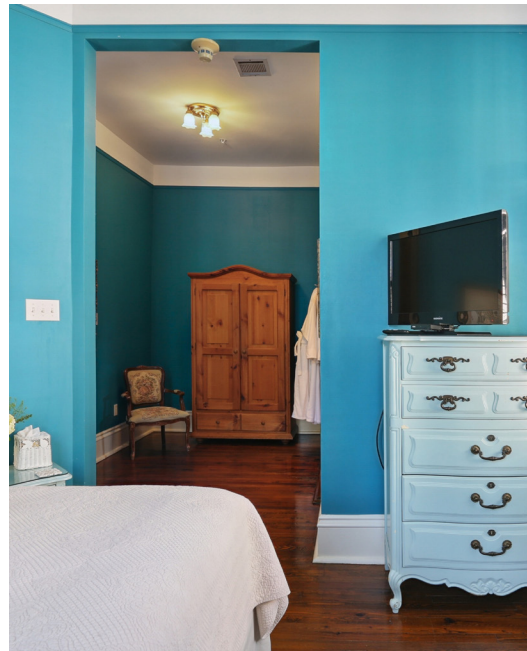
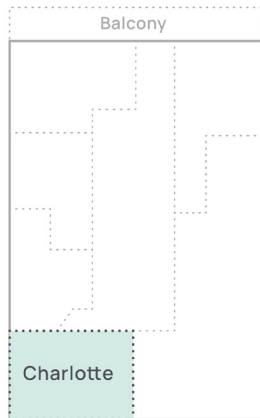
CHARLOTTE

2ND
FLOOR

KING
BED SIZE

11 x 12.8
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

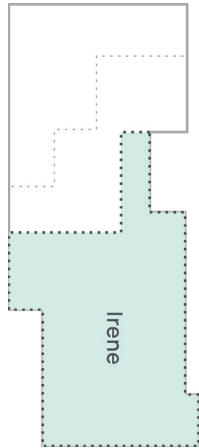
King Bed, Side Tables, Desk, Mirror, Dresser,
Wardrobe, and Armchair

FEATURES

Sitting Area, Corner Unit



IRENE



3RD
FLOOR

KING & DAYBED
BED SIZE

21.5 x 14.1
13 x 10.7
ROOM SIZE

CARPET, TILE,
WOOD
FLOORING

FURNISHINGS

King Sized Bed, Vanity, Side Tables, Dressers, Daybed,
Armchairs and Coffee Table. Appliances: Range/Oven,
Microwave, Dishwasher & Refrigerator

FEATURES

Full Kitchen, Large Bathroom, Separate Living Area
w / Daybed



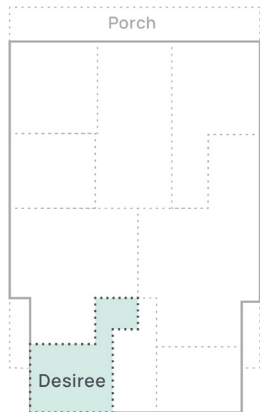
DESIREE

1ST
FLOOR

QUEEN
BED SIZE

15.2 x 11.8
ROOM SIZE

WOOD
FLOORING



FURNISHINGS

Queen Size Iron Bed, Desk, Armchair &
Wardrobe

FEATURES

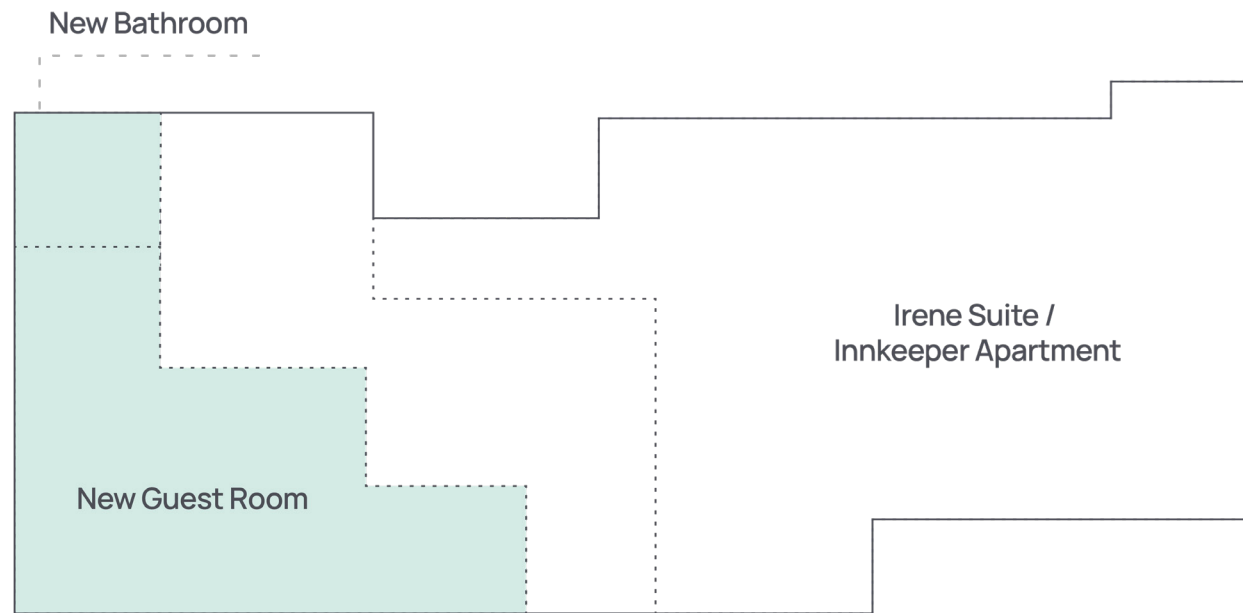
First Floor Location, Newly Updated Tub/Shower
with Grab Bar



EXPANSION POTENTIAL

Currently, the 3rd floor consists of the Irene Suite, the House Laundry facility, and an unused "bonus room". The current Irene Suite is the largest of the nine suites and features a full kitchen, living room, bedroom, and bathroom. The unused "bonus room" could easily be converted into an additional spacious bedroom and bathroom suite.

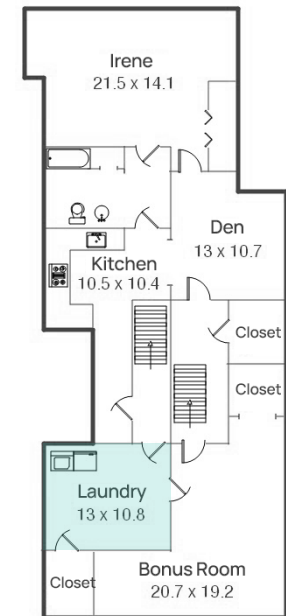
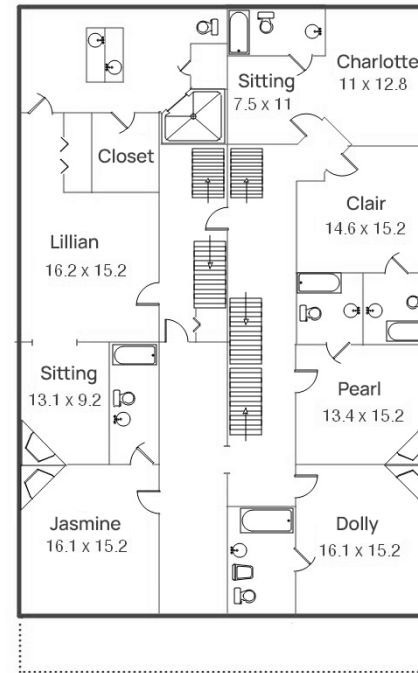
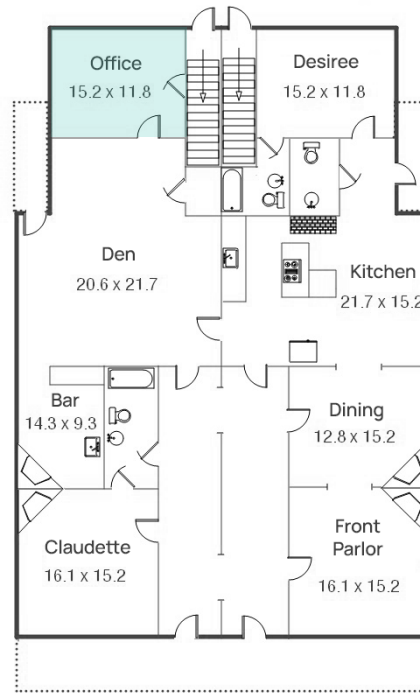
The expansion plan illustrated below shows the potential new bedroom and bathroom. The addition of a full bathroom would be an easy upgrade as it could be located immediately next to the existing laundry room and its plumbing tie-ins.



Floor 3



UTILITIES



OFFICE

The management office is located at the rear of the 1st floor, privately tucked away from guest suites and common areas; and is furnished with a desk, work chair, and shelving units. All computer, wifi network, and security equipment is conveniently centralized to this room.

LAUNDRY

The on-site laundry facility is located on the 3rd floor and is furnished with two washing machines and two dryers. The laundry room also provides storage space for spare linens and towels.

STORAGE

Every guest suite is outfitted with a closet or armoire for hanging clothes, as well drawers and luggage racks. The kitchen features abundant cabinetry, and the bar area and den have built-in shelving.

Additional storage closets are located throughout the property on every floor.

REVIEWS



PERFECT BED & BREAKFAST

We called at the last minute and were able to book a one night stay in the Charlotte room. (3 day stay normally required)

LOCATION: Great! Walking distance to shops, restaurants and bars. We walked to Superior Seafood for Happy Hour and Food. Then to Martin's Wine cellar "pregame/room wine." 10 minutes by Uber from Audubon Tea Room for a wedding,.
HOUSE: Beautiful! Charming! Fabulously restored historic home with every modern comfort. Well appointed bedroom and bathroom. Comfy Bed! Will definitely stay again!

— TRIP ADVISOR / BATON ROUGE, LA

BRILLIANT FIND, MUCH BETTER THAN STAYING IN A CHAIN HOTEL!

There was absolutely nothing you could fault with this property, the owners or the location. From the moment we arrived until we left the owners made us feel like part of the family and we had full use of the facilities and the seating/dining area. Tom and Patrica were absolutely wonderful hosts, nothing was too much trouble and the location was perfect. Our rooms were very comfortable and we wouldn't hesitate to recommend this property to other travelers, 1000 times better than staying in a downtown grey boring hotel chain. Great area and great people!

— BOOKING.COM / SUSAN, UNITED KINGDOM

WONDERFUL, HISTORIC PLACE!

We had a wonderful stay in this charming B&B. We stayed in the Lillian Suite, which was large and well appointed - with a jacuzzi and an enormous walk-in shower. The house is a short walk to the St. Charles Streetcar, which conveniently brings you to the French Quarter. You are also a short walk to interesting shops and restaurants on Magazine Street. We will definitely stay here again!

— TRIP ADVISOR / SWARTHMORE, CA

DISCLAIMER & CONFIDENTIALITY STATEMENT

This is a Confidential Offering Memorandum intended solely for your own limited use and benefit in considering whether you desire to express any further interest in participating in the acquisition of the Maison Perrier Bed and Breakfast at 4117 Perrier Street, New Orleans, Louisiana (the "Property"). The Owner has retained Rêve I Realtors as the exclusive sales broker to sell the Property. No other agent or broker is authorized to offer the Property unless and until that agent or broker has executed a written agreement with Rêve I Realtors and that agreement has been executed by their interested Purchaser.

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Rêve I Realtors. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not purport to be all-inclusive or to contain all of the information which a prospective Purchaser may desire. Neither the Owner nor Rêve I Realtors, nor any of their partners, officers, employees or agents have independently verified the information contained herein and they are not responsible for any errors or inaccuracies in the information. No representation or warranty, express or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective Purchaser in the course of its evaluation of the proposed sale of the Property. There is no representation as to the environmental conditions of the Property.

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Owner and Rêve I Realtors expressly reserve the right, at their sole discretion, to reject any or all proposals, offers, or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or imply that there has been no change in the business or affairs of the Property since the date of preparation of this memorandum. The Property is submitted for sale subject to the right to make changes in any of the terms without notice.



A gorgeous bed & breakfast in Uptown
New Orleans, just off tree-lined
St.Charles Avenue



Scan for full listing details
or Contact us today!



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