



OFFERING MEMORANDUM

ALGIERS POINT RESTAURANT + FLEXIBLE COMMERCIAL SPACE

801 PATTERSON STREET, NEW ORLEANS, LA 70114

ALGIERS POINT RESTAURANT + FLEXIBLE COMMERCIAL SPACE

801 PATTERSON STREET
NEW ORLEANS, LA 70114

LISTING AGENTS:



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THE McENERY COMPANY

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FLEXIBLE COMMERCIAL SPACE OPPORTUNITY

801 PATTERSON STREET, NEW ORLEANS, LA 70114

An exceptional opportunity to transform this versatile commercial property into your ideal business or investment concept. Whether continuing the existing, recently renovated restaurant layout or converting the space for retail, office, or another permitted commercial use, the property offers a rare combination of infrastructure, flexibility, and location.

Located directly across from the popular levee path along Patterson Road in Algiers Point, the property is currently configured to accommodate up to 90 guests and features a fully built-out bar, commercial kitchen with grease trap and hood, and a spacious outdoor patio with beautifully landscaped grounds. A dedicated parking lot with 15 spaces provides convenient on-site parking for customers, employees, and visitor

The property's HU-MU zoning designation provides flexibility for a variety of commercial uses, subject to applicable City of New Orleans requirements and approvals. Potential uses may include a restaurant, microbrewery, retail goods establishment, and other permitted uses.

Whether you're an operator looking for a turnkey restaurant, an investor seeking a flexible commercial asset, or an entrepreneur envisioning a new retail or office concept, this property presents an opportunity to capitalize on the continued growth of Algiers Point.

OFFERING MEMORANDUM | 801 PATTERSON STREET

PRICE	\$18.46 PSF ANNUALLY \$5,000/MONTH
NET CHARGES	\$920/MONTH
GBA	3,250 sq ft
LEASE TYPE	NNN
ZONING	HU-MU

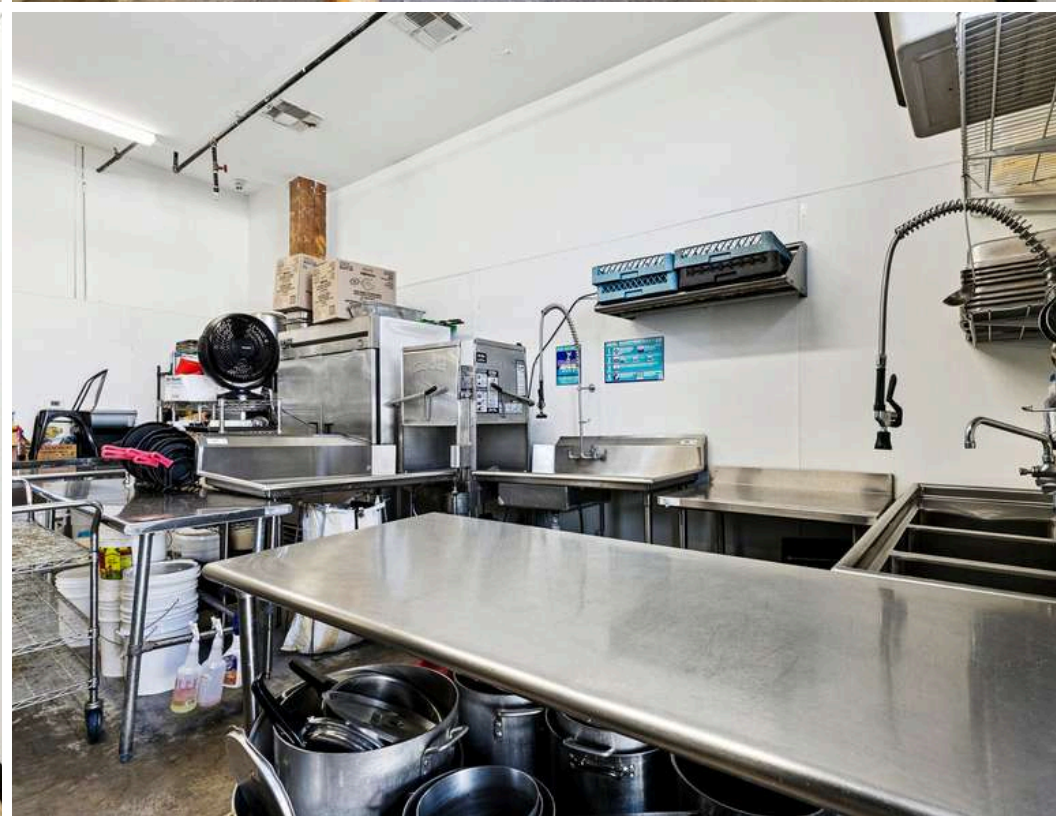


PROPERTY PHOTOS



OFFERING MEMORANDUM | 801 PATTERSON STREET













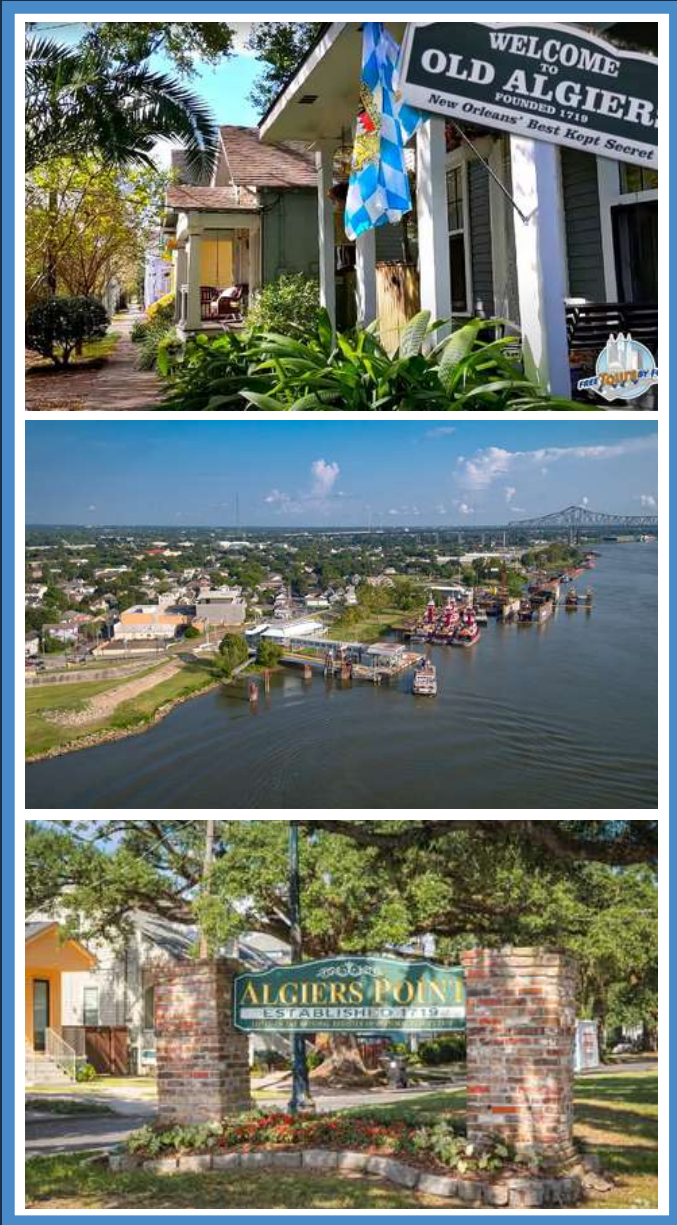
HISTORY: ALGIERS POINT



Algiers Point, one of New Orleans' oldest and most architecturally intact neighborhoods, sits on the West Bank directly across the river from the French Quarter—reachable in minutes by the city's historic ferry. Established in the early 18th century as a critical support hub for river traffic, shipbuilding, and port operations, the neighborhood grew around a compact street grid that remains largely unchanged today. Its collection of late-19th and early-20th century shotguns, Creole cottages, Victorian homes, and corner commercial buildings forms one of the most cohesive historic districts in the city, offering a rare glimpse into the urban fabric of old New Orleans.

Over the past decade, Algiers Point has experienced a meaningful wave of reinvestment while remaining fiercely committed to preservation. The neighborhood's historic housing stock, mature oak-lined streets, and riverfront vantage point continue to anchor its identity, even as new residential infill, thoughtfully scaled subdivisions, locally owned restaurants, cafés, and neighborhood services expand the area's appeal. Recent development—combined with longstanding community stewardship—has strengthened the local commercial corridor without eroding the historic character that defines the district.

Today, Algiers Point stands out as a neighborhood where authenticity and progress coexist seamlessly. It retains the charm and architectural continuity that make it one of New Orleans' most beloved historic districts, while ongoing investment, improved amenities, and a growing residential base contribute to a strong, sustainable trajectory for both residents and businesses.





TURNKEY RESTAURANT & FLEXIBLE COMMERCIAL
SPACE OPPORTUNITY IN ALGIER POINT
801 PATTERSON STREET, NEW ORLEANS, LA, 70114



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	_____ Seller or Lessor
_____ Date	_____ Date
_____ Buyer or Lessee	_____ Seller or Lessor
_____ Date	_____ Date
_____ Licensee	_____ Licensee
_____ Date	_____ 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: _____

