

## OFFERING MEMORANDUM

# 400 Dauphine Street

New Orleans, LA 70112

Presented By:

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### PROPERTY DESCRIPTION

Mixed-use French Quarter asset located on the hard corner of Dauphine and Conti Streets, less than one block from Bourbon Street. The location is near several iconic New Orleans institutions, including The Bombay Club, Broussard's, and Arnaud's, which drive significant foot traffic.

The ground floor is occupied by a turnkey bar and grill, Deja Vu Restaurant & Bar, with all furniture, fixtures, and equipment (FF&E) included. This well-established eatery is known for its classic New Orleans fare and strong local following.

On the second floor, the property includes three residential units: two one-bedroom, one-bathroom apartments (one with balcony access), and one studio apartment. A wrap-around balcony adds to the building's classic French Quarter appeal.

This property presents a rare opportunity for an investor or owner-operator to acquire a business and residential asset in a high-demand, high-traffic location.

### PROPERTY HIGHLIGHTS

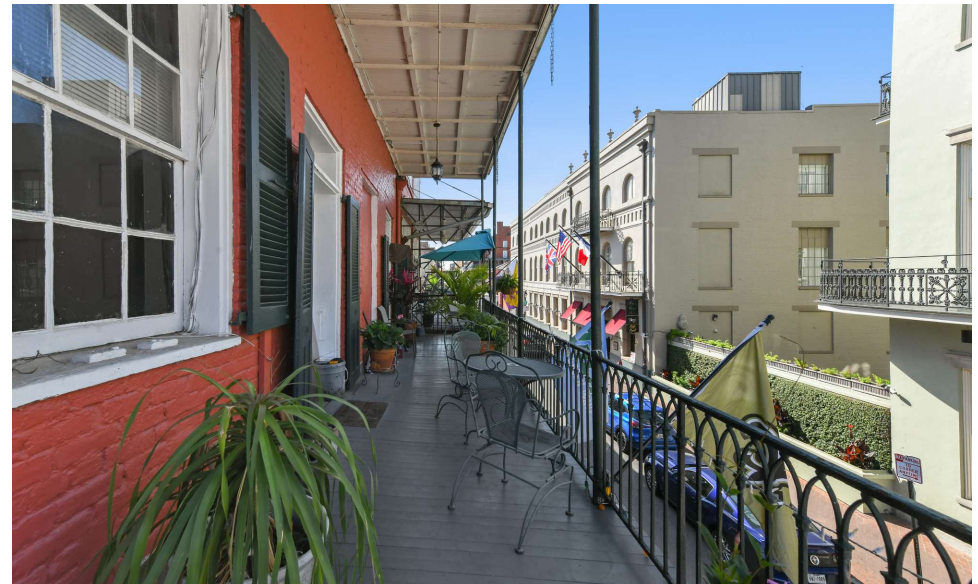
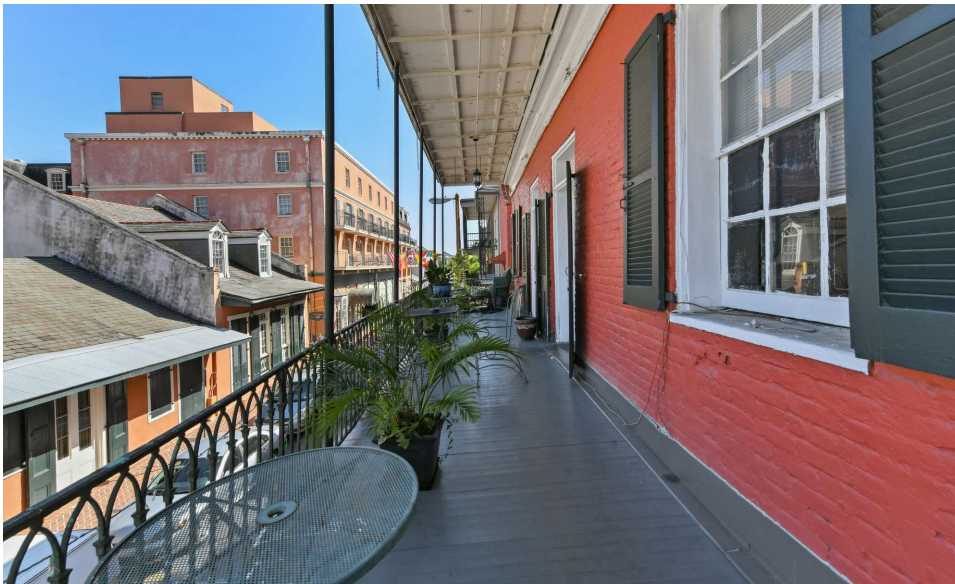
- Mixed-Use Asset - Ground floor occupied by established bar and grill with three residential units above
- Situated on the hard corner of Dauphine Street and Conti Street
- One block from Bourbon Street
- Wrap-around balcony

### OFFERING SUMMARY

Sale Price:	\$2,240,000
Number of Units:	4
Lot Size:	2,046 SF
Building Size:	4,660 SF

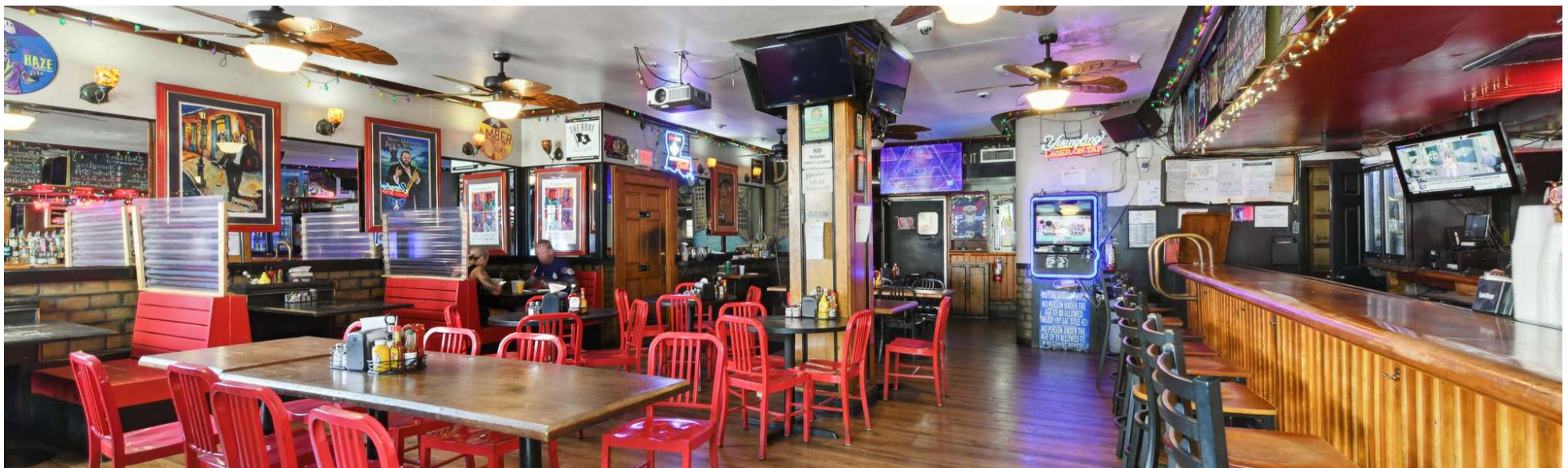
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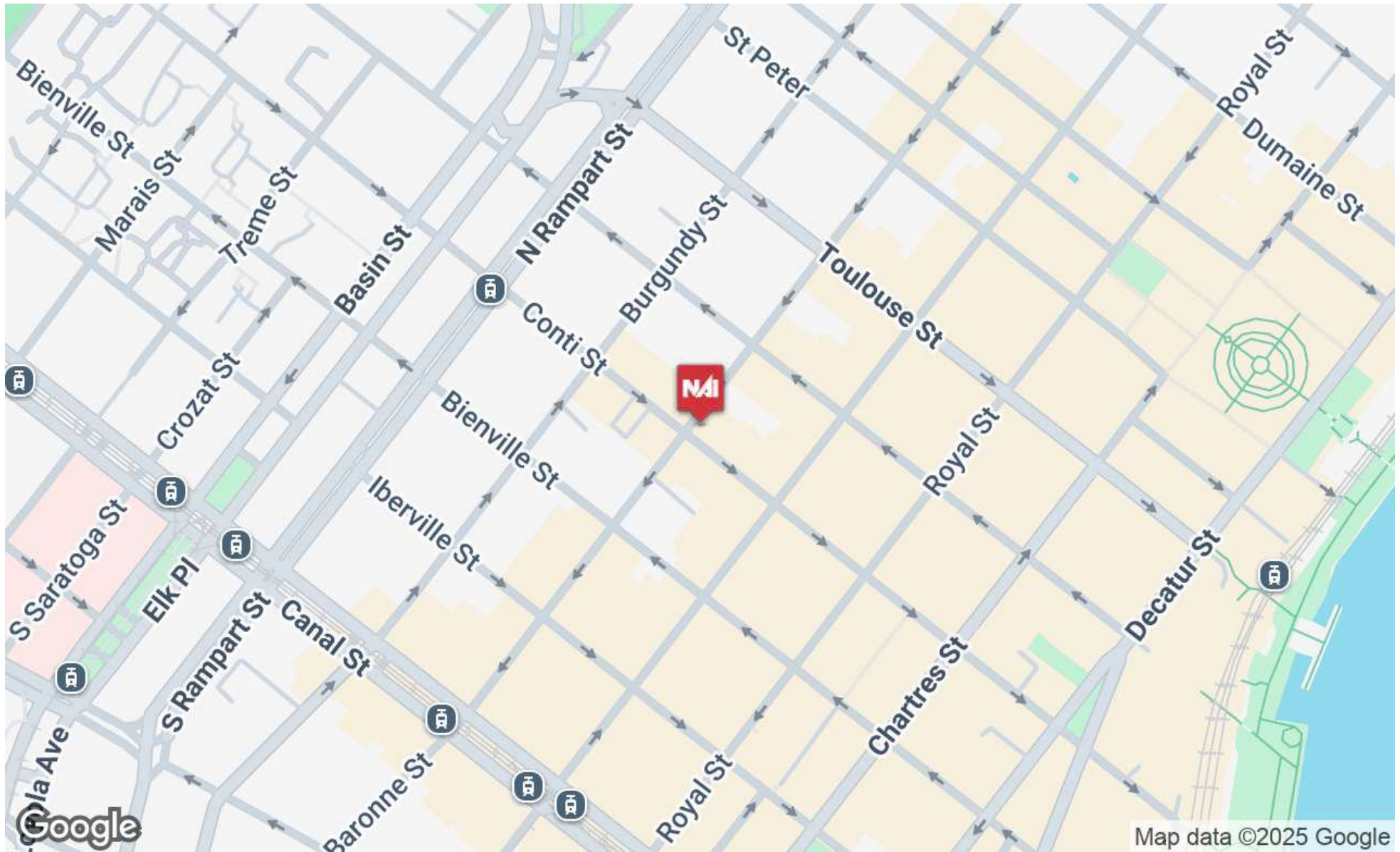
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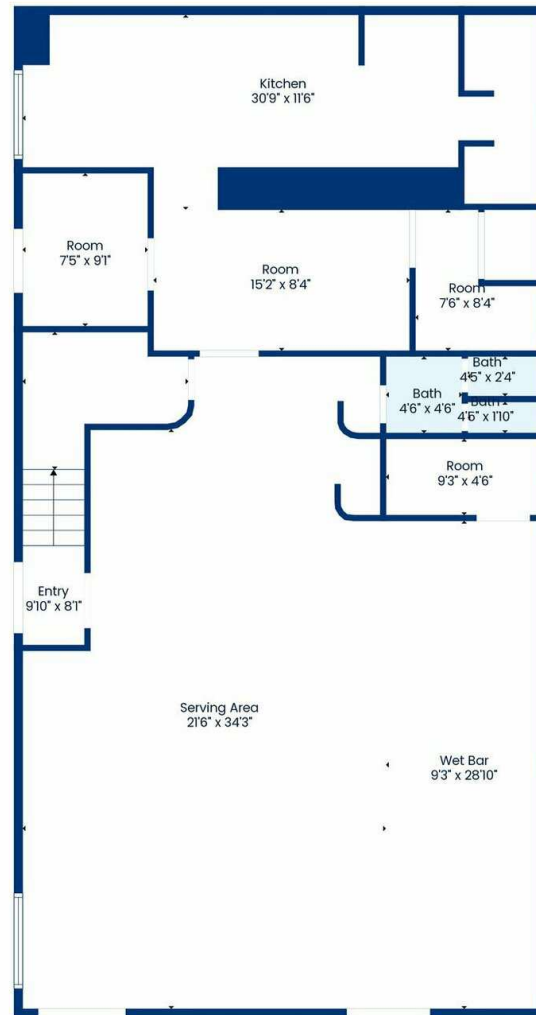


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Measurements Deemed Highly Reliable But Not Guaranteed.

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