


FOR SALE

# SnoWizard River Center

## 101 RIVER ROAD, JEFFERSON, LA 70121

PROPERTY ONE

**DAVID DA CUNHA**
Property One Commercial Agent
504.681.3400
david@propertyone.com

# FOR SALE

## **SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE

| | |
|---|---|
| **Building Name** | SnoWizard |
| **Property Type** | Industrial |
| **Property Subtype** | Manufacturing |
| **APN** | 0700004834 |
| **Building Size** | 28,660 SF |
| **Lot Size** | 1.77 Acres |
| **Year Built** | 1968 |
| **Number of Floors** | 2 |
| **Parking Spaces** | 50 |
| **Roof** | built up flat; spray foam with top coating like Superdome |
| **Number of Buildings** | 2 |

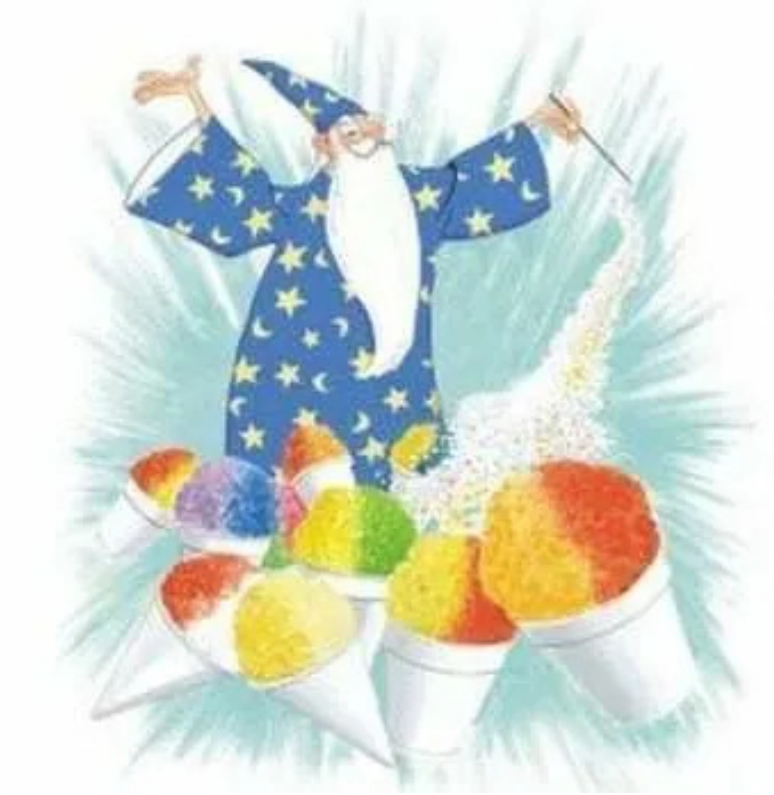
Property One Inc. has been exclusively retained to present a unique opportunity to acquire SnoWizard, a nearly 90-year-old local legacy business with deep roots throughout the Greater New Orleans and Gulf Coast communities, together with the commercial real estate from which it operates. The acquisition offers a prospective buyer the opportunity to carry forward an established and recognizable business while also owning the underlying property.

The commercial real estate component provides additional value and income-producing potential, including additional leased space with existing tenants. Located along River Road near the Mississippi River, the property offers convenient access to Jefferson Highway, Airline Drive, Causeway Boulevard, I-10, and the Huey P. Long Bridge. The surrounding area features established residential neighborhoods, medical and professional services, and a variety of commercial uses.

The location provides convenient connectivity throughout Jefferson Parish and to New Orleans, making 101 River Road well positioned within the Greater New Orleans market. This offering combines the opportunity to acquire a distinctive local business legacy with the benefits of commercial real estate ownership and additional rental income.

Confidentiality Notice: All serious inquiries, including requests for financial information, will be required to execute a confidentiality agreement prior to receiving confidential business or financial details.

**Ownership requests that all interested parties contact David da Cunha at Property One, Inc. for additional business, property, lease, and sale information.**



- Unique business and real estate acquisition opportunity combining SnoWizard, a nearly 90-year-old local legacy business, with the commercial property from which it operates
- Established and recognizable brand with deep roots throughout Greater New Orleans and the Gulf Coast
- Opportunity to continue an established operating business with an existing customer base and longstanding market presence
- Commercial real estate ownership provides the buyer with the underlying property in addition to the business
- Additional income-producing potential through existing leased space and tenants
- Strategic River Road location near the Mississippi River with convenient access to Jefferson Highway, Airline Drive, Causeway Boulevard, I-10, and the Huey P. Long Bridge
- Strong surrounding area featuring established residential neighborhoods, medical and professional services, and diverse commercial uses
- Convenient Greater New Orleans connectivity throughout Jefferson Parish and to New Orleans
- Multiple value components combining business ownership, commercial real estate, and rental income potential

# NOLA Legacy Wholesale Food & Beverage Business for Sale | $4,795,000

### Established 90-Year-Old Manufacturing & Distribution Business

An exceptional opportunity to acquire a long-established New Orleans business with a 90-year operating history, an established customer base, and a proven track record in the manufacturing and distribution of mechanical ice-shaving machines and flavor products.

The business serves customers throughout the Gulf Coast region, as well as markets extending north of the Mason-Dixon Line and internationally, including locations south of the Equator. The company has consistently generated annual revenue in the $2 million to $3 million range and offers an attractive profit profile.

The business is offered as a turnkey operation, with the Seller providing up to six months of mentorship and guidance at no additional cost to the Buyer. The current owner is preparing for retirement and is seeking an entrepreneur to carry the business into its next chapter.

### Financial Overview

| | |
|---|---|
| Purchase Price: | **$4,795,000** |
| Revenue: | **$2,200,000** |
| SDE: | **$540,000** |
| Assets: | **$1,118,417**, including FF&E and intellectual property |
| Real Estate: | **$3,450,000**, included in purchase price |
| Inventory: | **$672,000**, not included; TBD prior to Act of Sale |

This is a rare opportunity to acquire an established New Orleans business with significant operating history, proprietary intellectual property, real estate, equipment, an established customer base, and transition support from the current owner.

# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE




## LOCATION DESCRIPTION

River Center is conveniently located in Jefferson, Louisiana, along River Road near the Mississippi River and just minutes from major transportation corridors serving Jefferson Parish and the Greater New Orleans area. The property offers convenient access to Jefferson Highway, Airline Drive, Causeway Blvd., and the Central Business District, with nearby connections to I-10 and the Huey P. Long Bridge. The surrounding area provides a mix of residential neighborhoods, medical and professional services, and established commercial uses, making the location well suited for businesses serving both Jefferson Parish and the broader New Orleans market.

| OFFERING SUMMARY | |
|---|---|
| **Sale Price:** | $4,795,000 |
| **Number of Units:** | 7 |
| **Lot Size:** | 1.77 Acres |
| **Building Size:** | 28,660 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Households** | 322 | 1,382 | 5,369 |
| **Total Population** | 672 | 3,194 | 12,353 |
| **Average HH Income** | $74,534 | $78,506 | $94,855 |

# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE

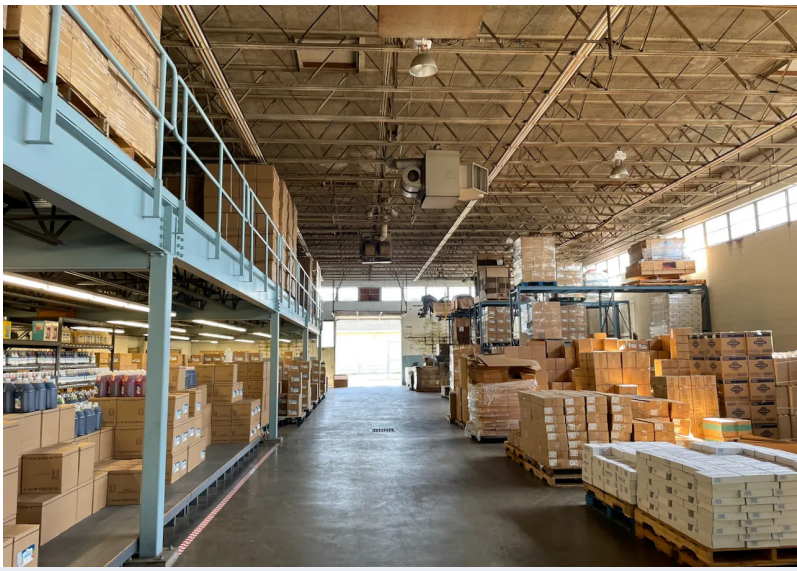










# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE











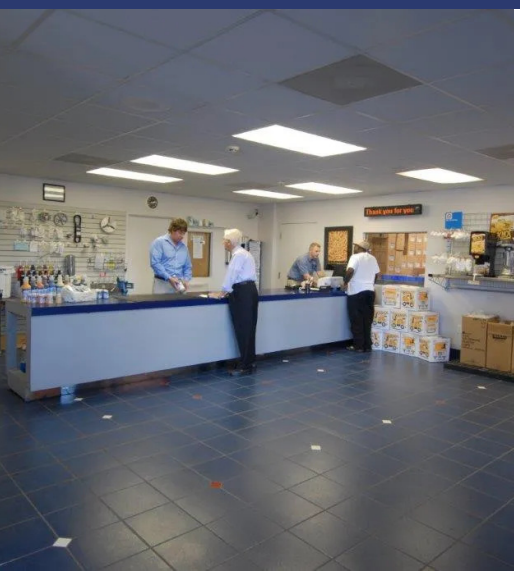
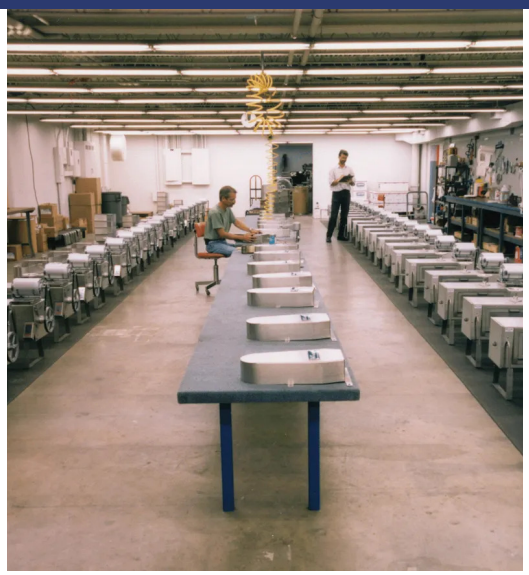
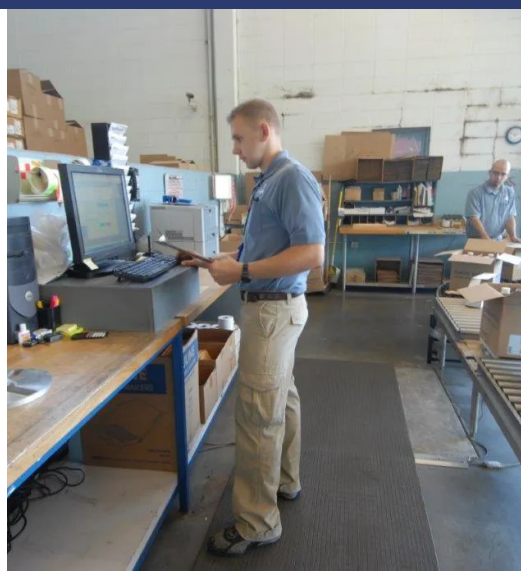




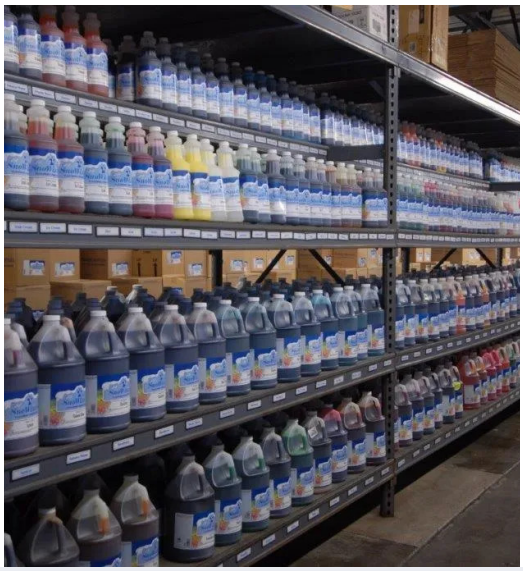
# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE

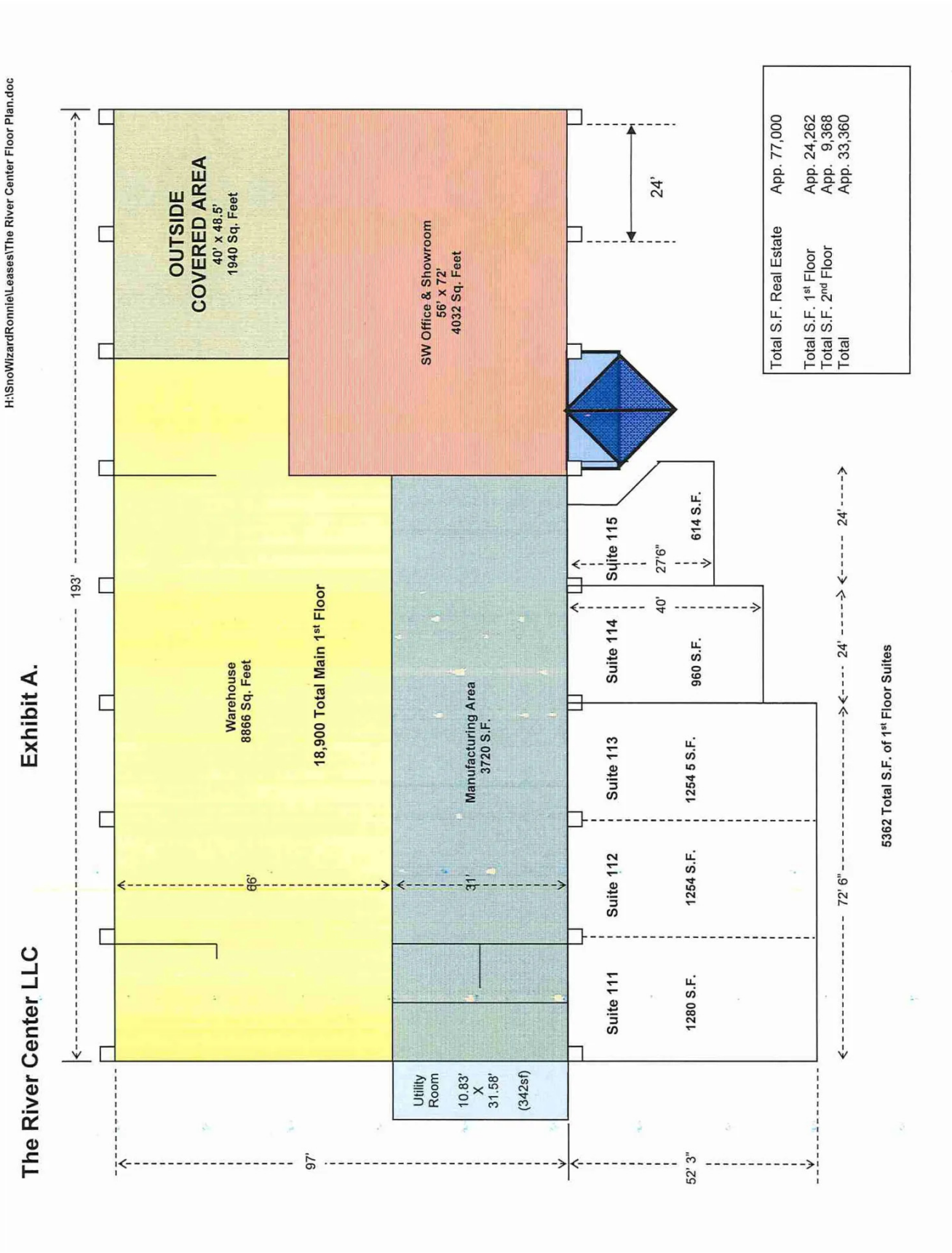


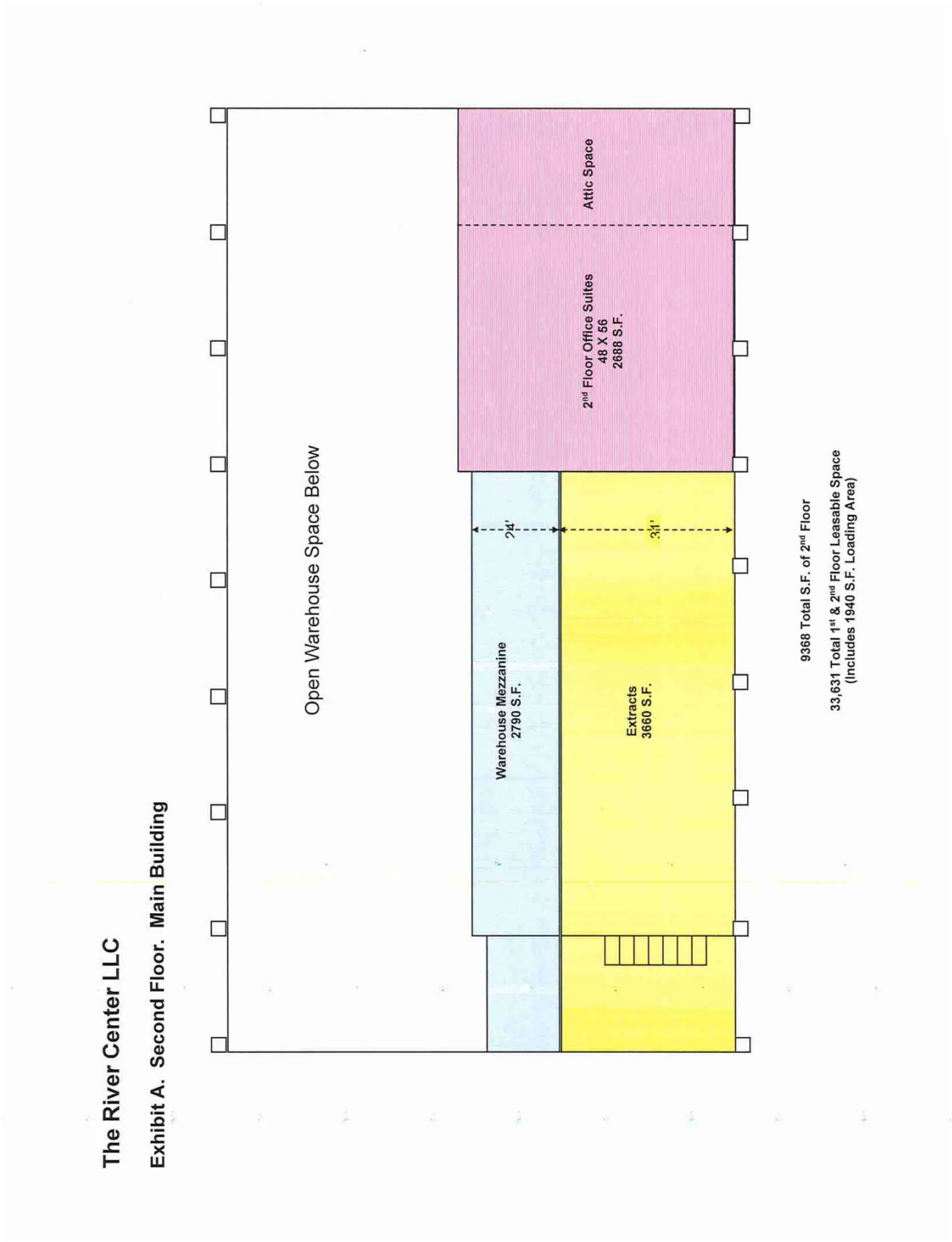




# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE

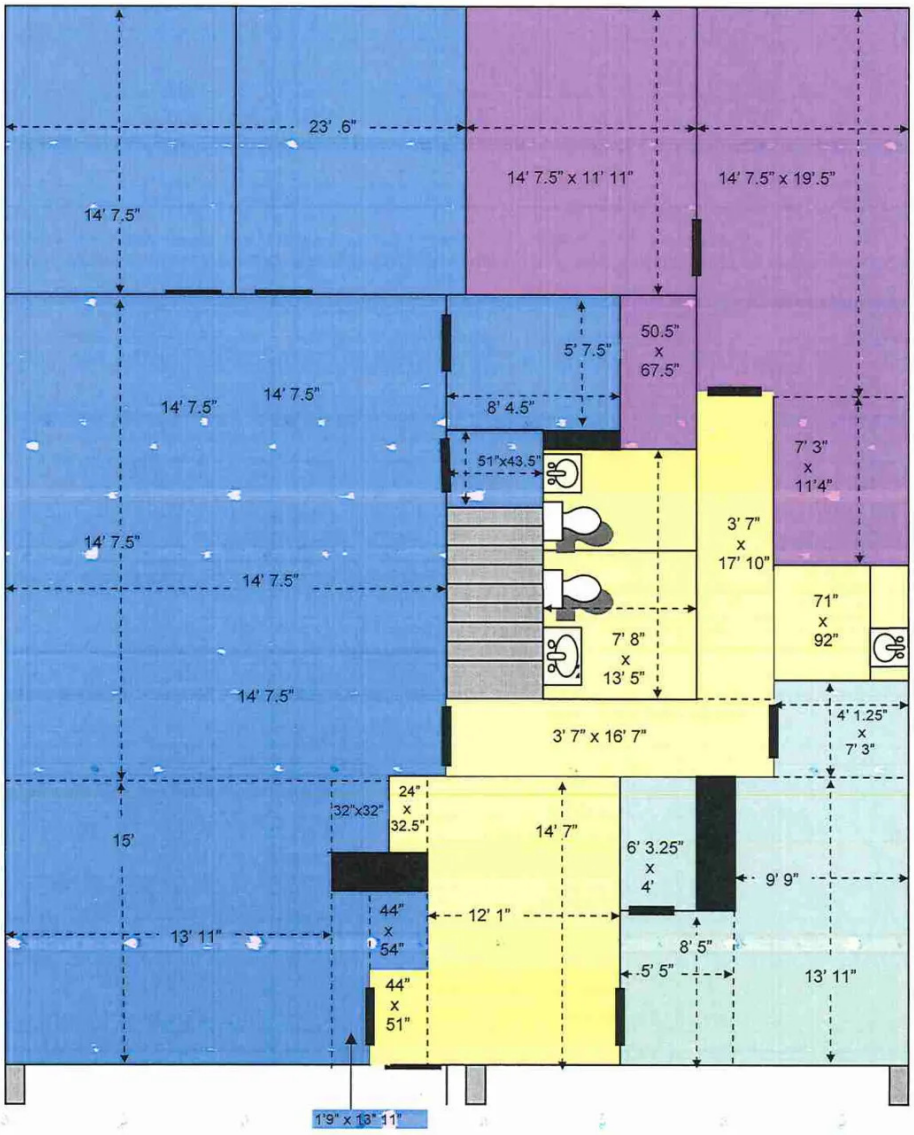



The River Center LLC
Exhibit A. Second Floor. Main Building
Open Warehouse Space Below
Attic Space
2nd Floor Office Suites
48 X 56
2688 S.F.
Warehouse Mezzanine
2790 S.F.
Extracts
3660 S.F.
24'
31'
9368 Total S.F. of 2nd Floor
33,631 Total 1st & 2nd Floor Leasable Space
(Includes 1940 S.F. Loading Area)

**The River Center LLC**
**101 River Road**
**Jefferson, Louisiana 70121**

**Tenant Lease – Exhibit A.**

| | | |
|---|---|---|
| Suite 201 | Approximately | 1264 s.f. |
| Suite 202 | Approximately | 270 s.f. |
| Suite 203 | Approximately | 476 s.f. |
| Common | Approximately | 575 s.f. |



# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

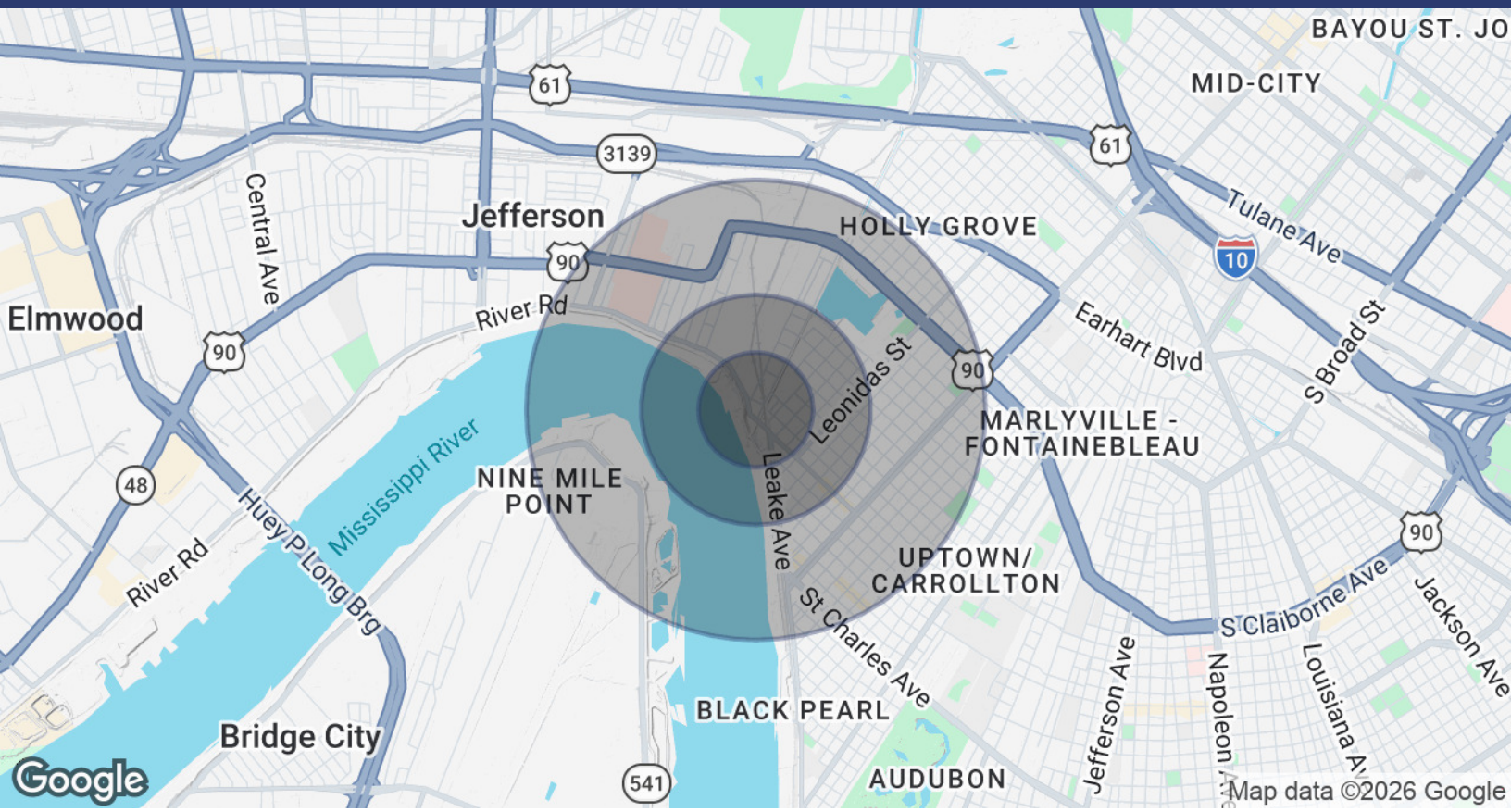
PROPERTY ONE



# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE




| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Population** | 672 | 3,194 | 12,353 |
| **Average Age** | 41.3 | 41.3 | 40.9 |
| **Average Age (Male)** | 40.7 | 42.3 | 39.2 |
| **Average Age (Female)** | 42.3 | 40.7 | 42.3 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| **Total Households** | 322 | 1,382 | 5,369 |
| **# of Persons per HH** | 2.1 | 2.3 | 2.3 |
| **Average HH Income** | $74,534 | $78,506 | $94,855 |
| **Average House Value** | $316,020 | $353,146 | $448,831 |

*2023 American Community Survey (ACS)*

# FOR SALE

**SNOWIZARD –** JEFFERSON, LA 70121

PROPERTY ONE

## 5 Reasons to Purchase SnoWizard

PROPERTY ONE




### Acquire a 90-Year-Old Local Legacy Business

Step into ownership of SnoWizard, a long-standing business with deep roots in the Greater New Orleans and Gulf Coast communities and a history dating back to 1936.



### Business and Real Estate in One Acquisition

The offering combines an established operating business with the underlying commercial real estate, giving a buyer the opportunity to acquire both the business and the property from which it operates.



### Additional Rental Income from Existing Tenants

The property includes additional leased space, providing built-in rental income and creating another potential revenue stream for the property owner.



### Established Location with Regional Accessibility

Located along River Road in Jefferson, the property offers convenient access to Jefferson Highway, Airline Drive, Causeway Boulevard, I-10, and the Huey P. Long Bridge, connecting the property to Jefferson Parish and the broader Greater New Orleans market.



### A Business with a Distinctive New Orleans Story

SnoWizard's history is closely tied to the development of the New Orleans SnoBall tradition. For a buyer, the acquisition represents more than a commercial property purchase: it provides an opportunity to carry forward an established local brand and business legacy while owning the real estate.

## FREQUENTLY ASKED QUESTIONS

**1. How long has SnoWizard been in business?**
SnoWizard has operated under its current ownership for 45 years, with the business tracing its origins back 90 years and counting.

**2. What am I buying?**
The transaction is a 100% stock asset purchase of SnoWizard, Inc., a legacy food and beverage enterprise encompassing:

- The SnoWizard SnoBall Machine, a trademarked powered ice-shaving machine
- Formulas for approximately 150 SnoBall/shaved ice flavor concentrates, including trademarked flavors and related accoutrements
- More than 300 formulas for foodservice flavorings, vanilla flavorings and extracts, and colorings used by bakeries, restaurants, ice cream and candy makers, coffee shops, and other food and beverage businesses
- 77,000 SF of land and a 31,450 SF building, including all fixed improvements
- Existing furniture, fixtures, equipment, tooling, graphics, artwork, and trademarks
- Additional rental income opportunities, including an attached office lease to Crane Rehabilitation and second-floor office space

**3. What is not included in the purchase price?**

- The value of the current inventory is excluded. Inventory primarily consists of completed SnoWizard SnoBall machines, machine components and parts, processed flavor concentrates, food-grade chemical components, and ancillary container products.
- Inventory fluctuates seasonally and may range from approximately $600,000 at fiscal year-end in September to as much as $1 million in June. Ownership of individual flavor-compound intellectual property is also excluded.
- The Seller will retain ownership of these formulas while allowing the Buyer to use them pursuant to a license agreement. For trademark information, search “SnoWizard” using the “Wordmark” dropdown at the U.S. Patent and Trademark Office: https://tmsearch.uspto.gov/search/search-information

**4. What level of staffing is required?**
The Seller estimates the following minimum staffing requirements:

| Position | # of Staff | Est. Hourly Rate |
|---|---|---|
| Operation’s Manager | 1 | $80K Annually |
| Office Manager/Accounting | 1 | $30 Hourly Rate |
| Inside Sales/Customer Service | 2 (high season) | $22 |
| Manufacturing/Service Tech | 1 | $25 |
| Flavor Mixer/Filler | 1 | $20 |
| Warehouse/Stock/Ship | 2 (high season) | $18 (1 to float low season) |

**5. What financial information can a Buyer expect to receive?**
A qualified Buyer who provides supporting documentation demonstrating that it is a “Qualified Investor” and executes the Seller’s Non-Disclosure/Confidentiality Agreement may receive:

- Five years of audited financial statements
- Income Statements (P&L)
- Balance Sheets
- Cash Flow Statements

# 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: | _____ |