

1009 POYDRAS

NEW ORLEANS, LOUISIANA

FORMERLY SMITH & WOLLENSKY

PROPERTY DESCRIPTION:

A two (2) story building, (formerly the Smith and Wollensky Restaurant) that contains approximately 16,500 square feet of improvements.

The facility is equipped with two (2) full-service kitchens (upstairs and downstairs) and includes all furniture, fixtures and restaurant equipment. Seating capacity for the restaurant is 433 persons. An upstairs party room seats up to 80. Plans are available upon request.

Part of the improvements features the original Maylie's Restaurant, formerly the second oldest restaurant in New Orleans, dating back to 1876. Many decorative pieces from Maylie's are part of the improvements, including the original bar and mirror. The Maylie's building has been "landmarked" and appears on the rolls of the National Historic Landmark's District as a building that possesses historical significance.

The property is a very short distance from the Louisiana Superdome, the New Orleans Arena, the New Orleans Medical District, and in excess of 7,000,000 square feet of Class A office space.

The subject buildings are in very good condition with virtually no damage from Hurricane Katrina. The existing HVAC systems, electrical systems and fire protection systems are fully operable.

LAND SIZE:

9,232 square feet
166' frontage on Poydras Street by 55.6'.

ZONING:

CBD - 1

PERMITTED USES:

Restaurant, residential, single family and/or condominiums, office, banks, retail and many other applications.

AGE:

The improvements were completely renovated in 1999. Part of the improvements is the former Maylie's Restaurant and residence, which date back to 1876. Total square footage of the Maylie's building is approximately 5,100 square feet on two (2) levels.



CORPORATE REALTY

MARKETING PRICE:

For Sale: ~~\$3,500,000~~ All cash at the closing of the Act of Sale.

\$2,500,000

For Lease: \$300,000 per year net plus real estate taxes, insurance and repairs.

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