

BRING ALL OFFERS, MOTIVATED SELLER
FOR SALE

TALBOT
REALTY GROUP



TURN-KEY AND READY FOR BUSINESS FURNISHED RESTAURANT/ EVENT SPACE
OWNER FINANCING AVAILABLE

1051 ANNUNCIATION STREET
NEW ORLEANS, LA 70130

4% COMMISSION TO COOPERATING AGENTS

1051 ANNUNCIATION STREET NEW ORLEANS, LA

SALE PRICE: \$1,799,000

SIZE: 4,769 Square Feet

COMMENTS: Beautifully renovated turn-key fully equipped successful restaurant and event space with seating for 180. This commercial condo is set in an old Cotton Mill in the Warehouse District. This building was originally constructed in 1882. The restaurant space was fully renovated in 2015, including all wood and ironwork, kitchen, bar, and restrooms. The space is handcrafted with 140-year-old pine that was used out of neighboring broom factory and hand crushed oysters shells that make up the bar.

ADDITIONAL INFO: List of kitchen equipment, furnishings, wine and liquor, and condo documents are all available upon request.

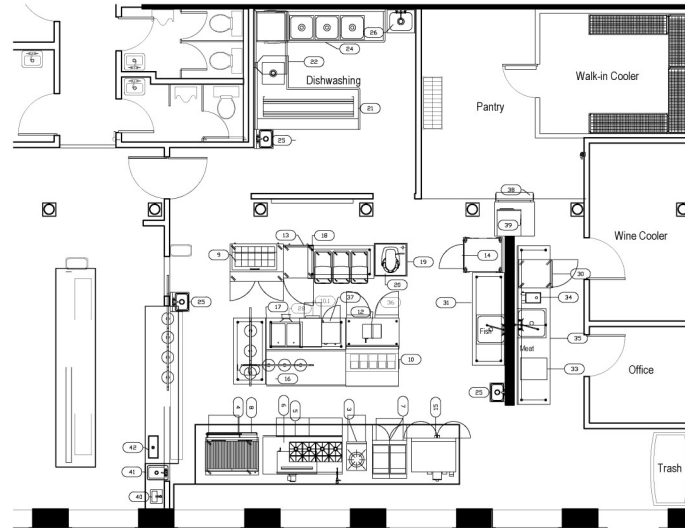
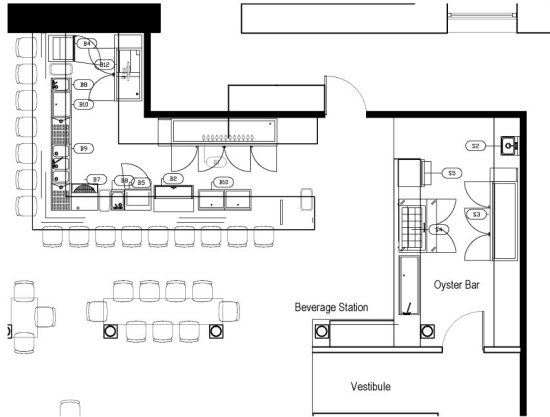
FOR MORE INFORMATION CONTACT:



CHRIS TALBOT

TALBOT REALTY GROUP
747 MAGAZINE STREET, SUITE 7
NEW ORLEANS, LA 70130
OFFICE: (504) 525-9763
MOBILE: 504-319-1452
NOLA.TALBOT@GMAIL.COM

1051 ANNUNCIATION STREET NEW ORLEANS, LA



No.	Revision/Issue	Date
1	NRS FS-1.3	10/21/14
2	NRS FS-1.6	12/5/14
3	NRS FS-1.7	12/8/14

Sac-a-lait
New Orleans, LA

ITEM NO.	QTY	DESCRIPTION	CONNECTION	AFF	ELECTRICAL				PLUMBING				REMARKS			
					VOLTS	CYCLE	PHASE	AMPS	HP	NEMA	DW (in)	HW (in)		WV	DW	GAS (in)
1	1	Kettle / Pot Filler Faucets														
2	-	Spave #														
3	1	Stock Pot Burner			120	60	1				1/2"	1/2"				
4	1	48" Charbroiler											3/4"	80.0		
5	1	Range 72" 8 Open Burners, 24" Griddle												150.0		
6	1	60" Salamander												30.0		
7	1	Proofer, Gas			120	60	1	5	1/3					240.0		
8	1	Equipment Island, Refrigerated Base	Cord & Plug		115	60	1	6.7	1/3	5-15P						
9	1	Refrigerated Sandwich Unit	Cord & Plug		115	60	1	8.6	1/3	5-15P						
10	1	Refrigerated Sandwich Unit														
10.1	1	Bulk-In Warming Drawer			120	60	1	7.5	1/3							
11	1	Work Table														
12	1	Dough Sheeter			115	60	1		1/4"							
13	1	Ice Cream Dispensing Cabinet	Cord & Plug		115	60	1	6.7	1/4"	5-15P						
14	1	Proofer Holding Cabinet	Cord & Plug		120	60	1	16.0	1/4"	5-20P						
15	1	Convection Oven			208	60	3	7/3								
16	1	Reach-in Undercounter Refrigerator	Cord & Plug		115	60	1	6.3	1/6"	5-15P						
17	1	Work Table														
18	1	Worktable with Wood Top														
19	1	Equipment Stand														
20	1	Misc. Handdryer	Cord & Plug		100-120	50/60	1	8.0	1/2"							
21	1	Soiled Dishtable														
22	1	Dishwasher, Door Type	Direct		208-240	60	3	20.4			3/4"	1-1/2"				
23	-	Spave #														
24	1	Dishtable, Clean "L" Shaped											4"		Booster heater	
25	3	Hand Sink									1/2"	1/2"	1-1/2"			
26	1	Mop Sink											2"			
27	1	11 QT Wine Shelving														
28	1	Drop-in Hood Wall	Direct		208-240	60	1	11.9/13.8			1/4"	1/2"				
29	10	Decorative Lamp	Direct		120	60	1	2.28								
30	1	Cook Hood Over Cabinet Smoother, Electric	Direct		208	60	1	1.5								
31	1	Work Table														
32	-	Spave #														
33	1	Vacuum Packaging Machine	Cord & Plug		115	60	1	14.2	1-1/4"	5-15P						
34	1	Meat Grinder	Cord & Plug		115	60	1	1.6	1-1/2"	5-15P						
35	1	Work Table														
36	1	Undercounter Refrigerator	Cord & Plug		115	60	1	8.0000			1-1/2"					
37	1	Microwave			208	60	1	16.0000								
38	1	Ice Bin for use Machines			115	60	1	16.3			3/8"	1"				
39	1	Ice Machine									3/8"	3/4"				
40	1	Glass Filler Station									1/2"	1-1/4"				
41	1	Drop-in Sink									1/2"	1/2"	1-1/2"			
42	1	Drop-in Ice Bin														
81	1	Mop Cooler	Cord & Plug													
82	1	Glass Filler	Cord & Plug		115	60	1	6.2	1/3	5-15P						
83	1	Reach-in Undercounter Freezer	Cord & Plug		120	60	1	2.3	1/6"	5-15P						
84	1	Reach-in Undercounter Refrigerator			115	60	1	2.3	1/6"	5-15P						
85	1	Reach-in Undercounter Refrigerator			115	60	1	2.3	1/6"	5-15						
86	-	Spave #														
87	1	Glass Washer	Cord & Plug		120	60	1	5.4	5-15P			1/2", 1"	1-1/4"			
88	2	Hand Sink									3/8"	3/8"	1-1/2"			
89	1	Existing Underbar 3 Compartment Sink									3/8"	3/8"	(S) 1-1/2"			
90	1	Ice Bin														
91	-	Spave #														
91.1	1	Refrigerated Backbar Cabinet	Cord & Plug		120	60	1	5.5	1/4	5-15						
91.2	1	Beer Tower Head														
91.3	-	Spave #														
91.4	1	Custom Oyster Shucking Bin														
92	1	Hand Sink														
93	1	Refrigerated Backbar Cabinet	Cord & Plug										1-1/2"		1) set of 1" faucet holes, 4" OC splash mount	
94	1	Refrigerated Sandwich Unit	Cord & Plug		115	60	1	8.6	1/3	5-15P						
95	1	Ice Filler with Filter			115	60	1	5.4			3/8"		(S) 3/4"			
96	1	Fire Suppression System														



MOLA
RESTAURANT SUPPLY
AND DESIGN
234 Harbor Circle
New Orleans, LA 70126
P: 504-834-1521 F: 504-218-4207
NOLArestaurantSupply.com

DRAWN BY: *Dustin Bennett*
DATE: **7-31-2014**
FS-1
SCALE: **1/4" = 1'**

1051 ANNUNCIATION STREET NEW ORLEANS, LA



TALBOT
REALTY GROUP



1051 ANNUNCIATION STREET NEW ORLEANS, LA



TALBOT
REALTY GROUP



1051 ANNUNCIATION STREET NEW ORLEANS, LA



TALBOT
REALTY GROUP

