

## Totally Renovated Restaurant Offered as Sub-Lease 3900 Williams Blvd.



- Approx. 10,000 sf, free standing steel structure building on approx. 44,500 sf of C-2 zoned land. Recently total renovation of interior and exterior. Most recently operated as NOLA Super Buffet.
- Located on Kenner's main retail/commercial corridor near the intersection of Williams Blvd. and Vintage Drive. Could make excellent restaurant/banquet Hall location!!
- Location offers over 70 +/- on-site parking space. All new HVAC
- Current tenant is asking \$420,000.00 "Key Money" for recent renovations, fixtures, furnishings & equipment (FF&E) subject to offer.
- Offered at \$7,500.00 per month triple net lease. Taxes & Insurance estimated at approx. \$1,200.00 per month.

Contact Al Oglesby, **CCIM**, **CPM®**, **CEA**  
at

The **ALCOR** Group for further information!

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Visit our website at [www.alcorgroup.com](http://www.alcorgroup.com) for this and other available spaces.

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Totally Renovated Restaurant Location For Lease  
3900 Williams Blvd.



Front Elevation



Side Parking Area



## Totally Renovated Restaurant Location For Lease 3900 Williams Blvd.



Rear Parking Area



All new A/C Units



# THE **ALCOR** GROUP



4430 S. I-10 Service Rd., Metairie, LA. 70001 Office: (504) 887-2800 Fax: (504) 889-1300

**"A FULL SERVICE REAL ESTATE COMPANY"**





## 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: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Licensee: \_\_\_\_\_  
 Date: \_\_\_\_\_

By: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Licensee: \_\_\_\_\_  
 Date: \_\_\_\_\_



AgencyForm Rev. 10/10



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