

643 Lotus Drive Offered For Lease/Sale Mandeville, La.



- The property consists of approx. 33,770 sf of land with an existing building of approx. 4,200 sf; most recently operated as a Mexican Restaurant.
- Property currently be zoned B-2; should be verified. See attached survey for site dimensions.
- Current interior configuration lends itself well to a change in concept if desired.
- Most of the restaurant Furnishings, Fixtures & Equipment (FF&E) are still in place.
- Parking at front, side and rear of property.
- Offered for lease at \$4,750.00 plus taxes and insurance. Also offered For Sale at asking price of \$675,000.00.

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

The **ALCOR** Group for further information!

Office: 504-887-2800 ext. 201 - **Cell:** 504-416-3555 - **E-mail:** Al@alcorgroup.com

Visit our website at www.alcorgroup.com for this and other available spaces.

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Website: www.alcorgroup.com

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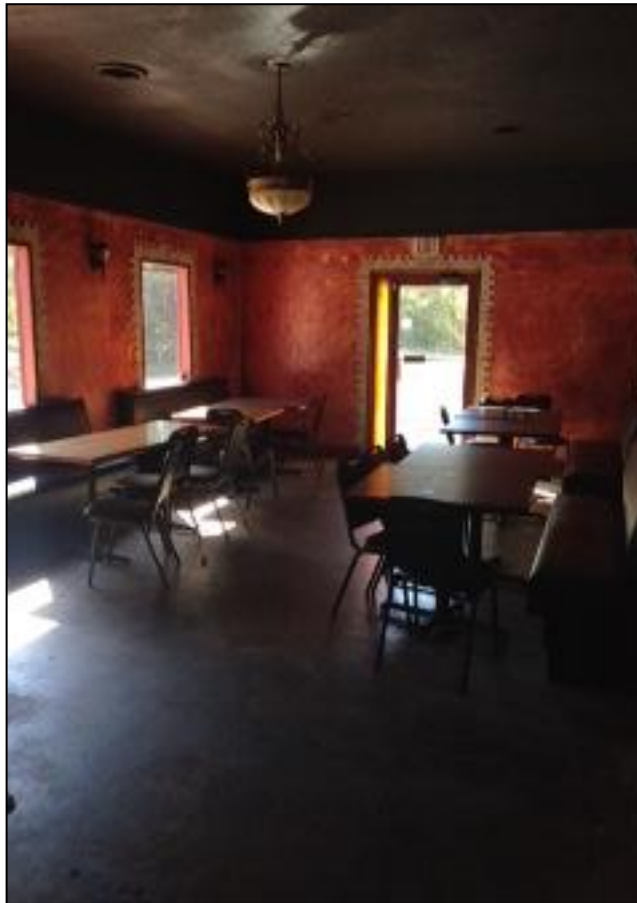


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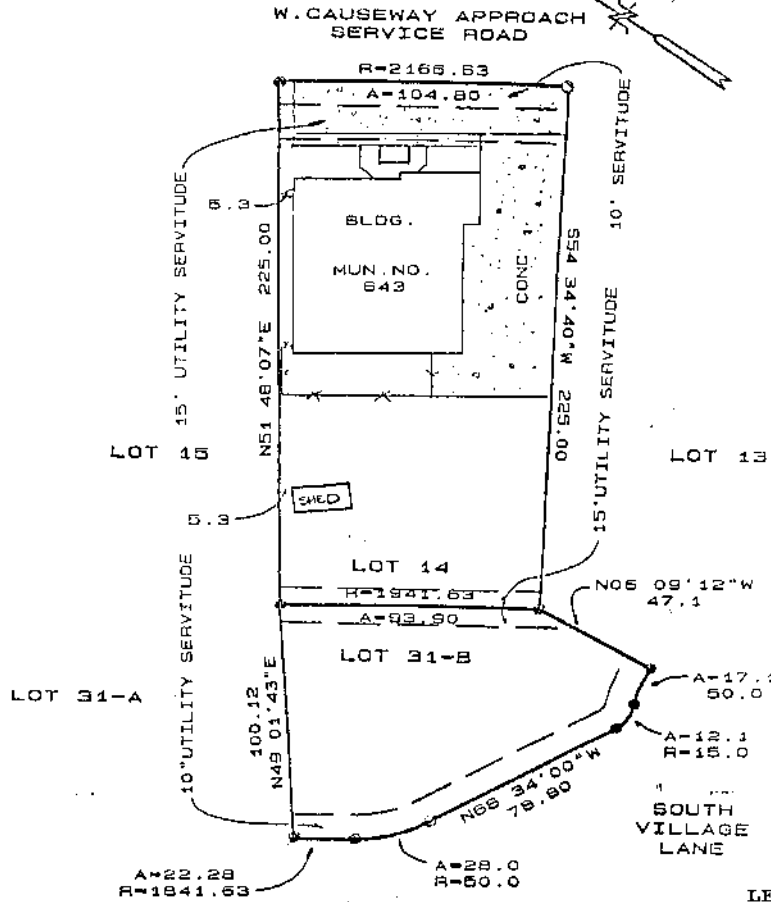
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LEGAL DESCRIPTION:

EXHIBIT A

LOTS 14 and 31-B, BEAU RIVAGE VILLAGE, according to the plat thereof as recorded in Map File No. 679A, Clerk of Court, St. Tammany Parish, Louisiana and the resubdivision of Lot 31 by Landry Engineering Co. dated 7 Feb 85.



LESSOR _____

LESSEE _____

CERTIFIED TO:
JOHN J. GRISAFFI, JR.

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

LEGEND:

- 0 SET 1/2" IRON ROD
- 10 FOUND 1/2" IRON ROD
- 20 FOUND 1/2" IRON ROD
- 30 FOUND 1/2" IRON ROD
- 40 FOUND 1/2" IRON ROD
- 50 FOUND 1/2" IRON ROD
- 60 FOUND 1/2" IRON ROD
- 70 FOUND 1/2" IRON ROD
- 80 FOUND 1/2" IRON ROD
- 90 FOUND 1/2" IRON ROD
- 100 FOUND 1/2" IRON ROD
- 110 FOUND 1/2" IRON ROD
- 120 FOUND 1/2" IRON ROD
- 130 FOUND 1/2" IRON ROD
- 140 FOUND 1/2" IRON ROD
- 150 FOUND 1/2" IRON ROD
- 160 FOUND 1/2" IRON ROD
- 170 FOUND 1/2" IRON ROD
- 180 FOUND 1/2" IRON ROD
- 190 FOUND 1/2" IRON ROD
- 200 FOUND 1/2" IRON ROD
- 210 FOUND 1/2" IRON ROD
- 220 FOUND 1/2" IRON ROD
- 230 FOUND 1/2" IRON ROD
- 240 FOUND 1/2" IRON ROD
- 250 FOUND 1/2" IRON ROD
- 260 FOUND 1/2" IRON ROD
- 270 FOUND 1/2" IRON ROD
- 280 FOUND 1/2" IRON ROD
- 290 FOUND 1/2" IRON ROD
- 300 FOUND 1/2" IRON ROD
- 310 FOUND 1/2" IRON ROD
- 320 FOUND 1/2" IRON ROD
- 330 FOUND 1/2" IRON ROD
- 340 FOUND 1/2" IRON ROD
- 350 FOUND 1/2" IRON ROD
- 360 FOUND 1/2" IRON ROD
- 370 FOUND 1/2" IRON ROD
- 380 FOUND 1/2" IRON ROD
- 390 FOUND 1/2" IRON ROD
- 400 FOUND 1/2" IRON ROD
- 410 FOUND 1/2" IRON ROD
- 420 FOUND 1/2" IRON ROD
- 430 FOUND 1/2" IRON ROD
- 440 FOUND 1/2" IRON ROD
- 450 FOUND 1/2" IRON ROD
- 460 FOUND 1/2" IRON ROD
- 470 FOUND 1/2" IRON ROD
- 480 FOUND 1/2" IRON ROD
- 490 FOUND 1/2" IRON ROD
- 500 FOUND 1/2" IRON ROD

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NAVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of practice of a Licensed Professional Surveyor and the applicable standards of practice of the Louisiana State Board of Surveyors. Signature must be in RED and printed name must be in black. This plat to be certified correct.

CLASS/TITLE	"C"	CPN: 220202 0001 C
BOUNDARY	17 JAN 03	FIRM DATE: 4 APR 83
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		RISE FLOOD:
AS-BUILT		REVISED:
JOB NO.	8110	SCALE: 1 inch = 50 ft

BRUCE W. POPE, II
REG. NO. 4072
REGISTERED PROFESSIONAL SURVEYOR

WILSON-POPE, INC.
LOUISIANA REGISTERED PROFESSIONAL SURVEYORS NO. 300
1330 BURNETT DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (504) 526-5651 FAX: (504) 526-5626



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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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