

**SOCIAL CLUB/RECREATIONAL FACILITY
FOR SALE**



*5244 General Meyer Ave
New Orleans, LA, 70131*

**SELLER FINANCING AVAILABLE
5.00% INTEREST RATE**

Offering Memorandum

Bridgewater Realty Advisors
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**5244 GENERAL MEYER AVE
NEW ORLEANS, LA, 70131**
Social Club/Recreational Facility



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OFFERING

Nestled on an expansive 229,815-square-foot site, this stunning 13,625-square-foot event center and recreation facility is a premier destination for community gatherings, sports, and entertainment.

Recently revitalized with a \$400,000 renovation, the property boasts an array of modern upgrades designed to elevate the guest experience. The facility features three newly replastered pools, sparkling with fresh finishes, alongside three meticulously repainted tennis courts, ready for competitive play. Inside, the entire building has been transformed with fresh paint on both interior and exterior walls and ceilings, creating a bright and welcoming atmosphere.

There are three renovated event spaces including a large reception hall, dining room and bar with seating all overlooking the outdoor oasis. The spaces are perfect for weddings, corporate events or private celebrations. Climate control is ensured with two new commercial AC units and a new water heater, providing year-round comfort. The karaoke room is a standout feature, now equipped with gleaming hardwood floors, a dedicated stage, and a stylish bar, ideal for lively performances and social gatherings.

The kitchen and dining areas have been upgraded with sleek ceramic flooring, enhancing both functionality and aesthetics. New lighting fixtures, both inside and out, illuminate the facility, highlighting its modern appeal and making it a beacon for evening events. This meticulously renovated property combines cutting-edge amenities with ample space, offering endless possibilities for recreation, entertainment, and unforgettable experiences.

SUMMARY

SELLER FINANCING: 5.0%,30 YR AM, 5YR BALLOON

BUILDING PRICE: \$1,850,000

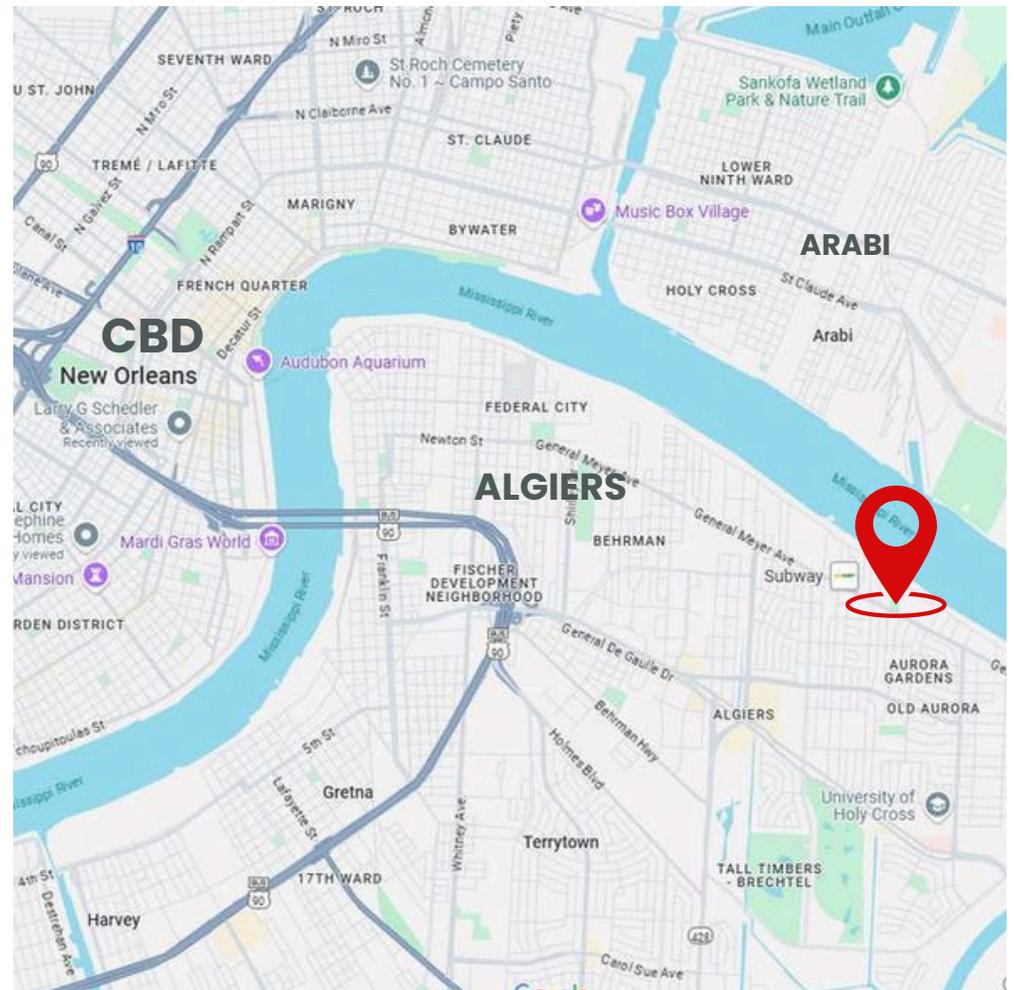
GBA: 13,625 sf

PRICE PER SF: \$136/sf

LOT SIZE: 229,815 sf

ZONING: SB-1

FLOOD ZONE: X



Expenses

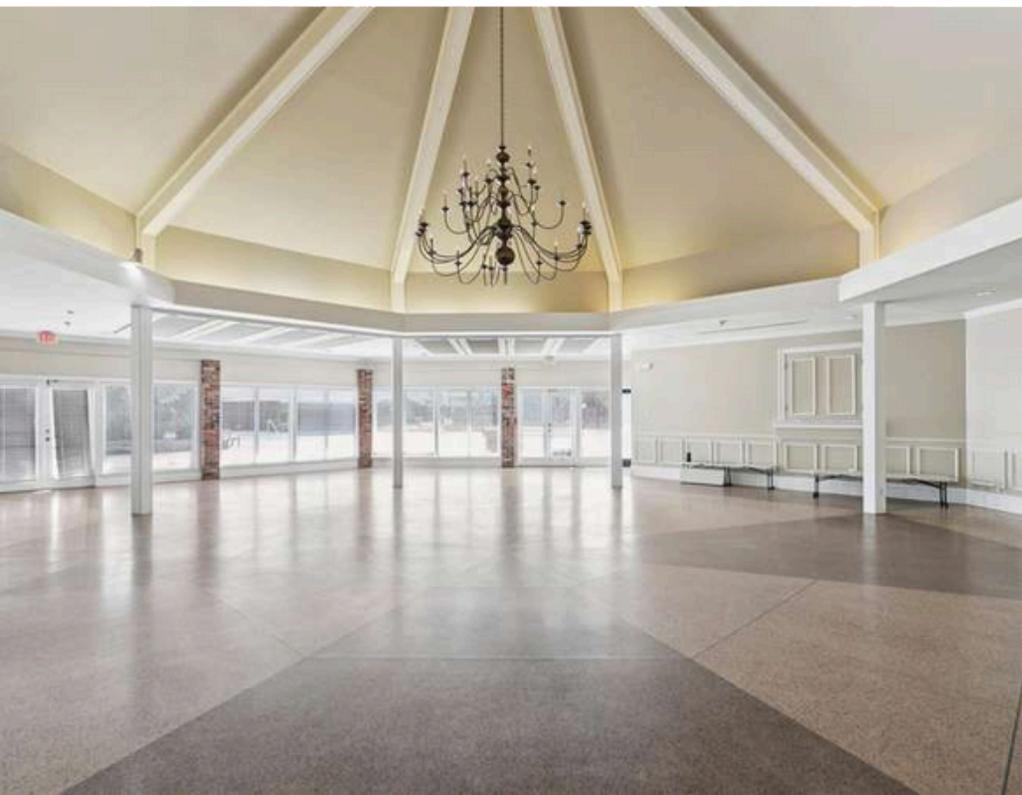
Entergy: \$950/month **Water:**
\$1,500/month **Trash:** \$75/month
Insurance (wind & fire): \$16,500/year
Property taxes: \$13,667/year

POTENTIAL USES: SB-1



Amusement Facility, Indoor P
Animal Hospital P
Art Gallery P
Arts Studio P
Catering Kitchen P
Day Care Center, Adult – Small P
Financial Institution P
Grocery Store P
Health Club P
Medical/Dental Clinic P
Motor Vehicle Dealership Small P
Office P
Personal Service Establishment P
Pet Day Care Service P
Public Market P
Restaurant, Standard P
Restaurant, Specialty P
Restaurant, Carry-Out P
Retail Goods Establishment P
Small Box Variety Store P
Child Care Center, Small P
Child Care Center, Large P
Convent and Monastery P
Government Offices P
Place of Worship P
Social Club or Lodge P
Agriculture – No Livestock P
Parks and Playgrounds P
EV Charging Station (Principal Use) P
Pumping Station













CONTACT DETAILS

For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.



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