

REDEVELOPMENT OPPORTUNITY

Reduced for Quick Sale – Dat Dog
Building in Downtown Lafayette

201 Jefferson Street Lafayette LA 70501

Exclusively Offered FOR SALE By:



Representing Classic Brands & Innovative Concepts





Dat Dog Building For Sale in Downtown Lafayette, LA

This exceptional building was renovated in 2016 and sits on the prime corner of Jefferson and E. Cypress Streets at the gateway to Downtown Lafayette. The ground floor is 2nd generation +/- 4,000sf restaurant space and the second floor is event and office space.

Zoning is D-Downtown which allows for many uses. Excellent Redevelopment Opportunity. The [Lafayette Downtown Development Authority](#) has a number of incentives available depending on the use and type of development.

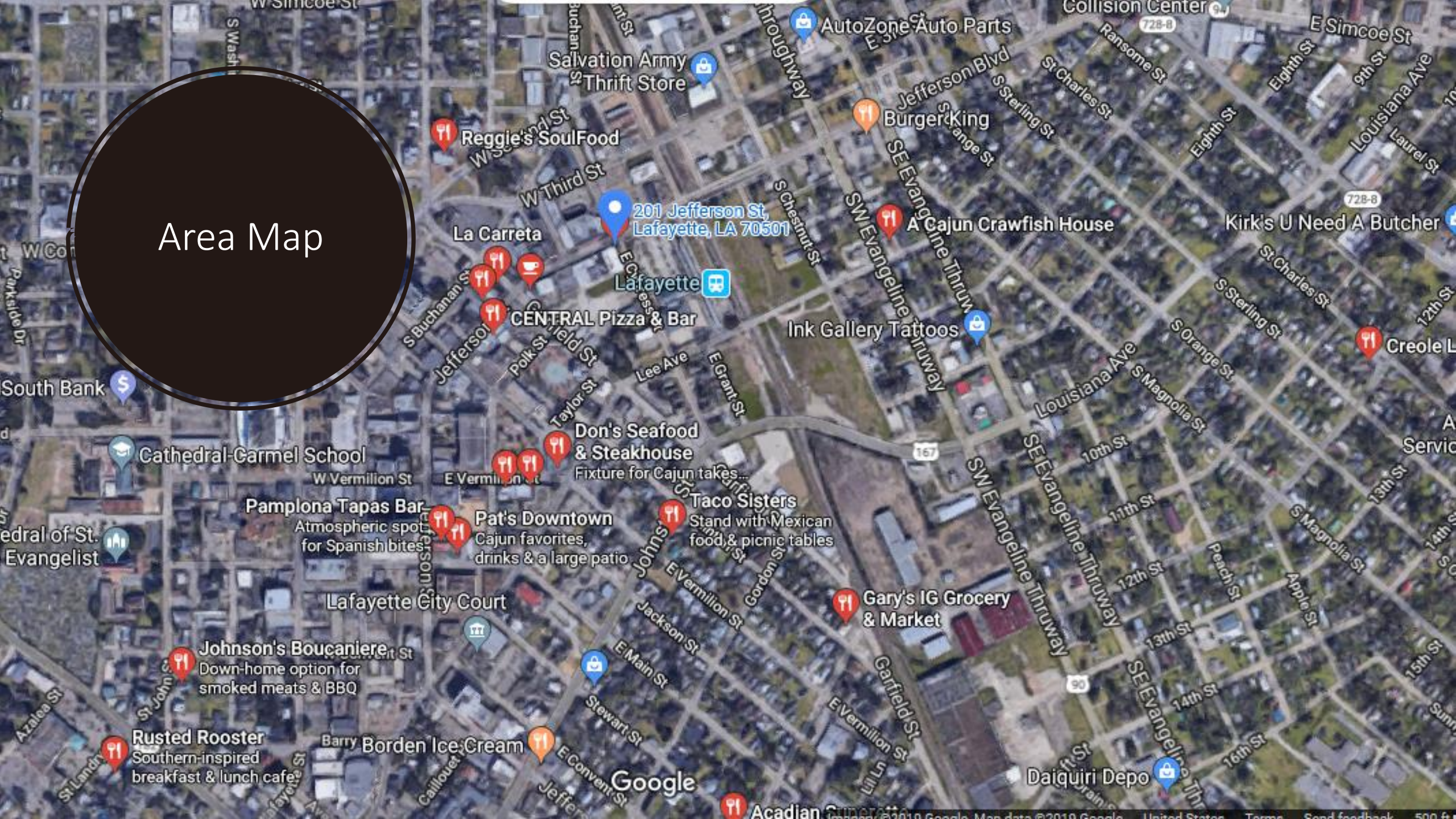
The property is exclusively available For Sale – Real Estate Only. Please do not disturb the operating staff.

- **Building Size:** +/- 12,000sq.ft. (per owner)
- **Land Size:** 0.1583 acres
- **Zoning:** [D – Downtown](#)

Permitted Uses include: Hotel, Apartment, Multifamily, Restaurant, Mixed-Use, Office/Medical Office

- **Opportunity Zone**
- **Price:** \$1,975,000 (\$164.58 per sf)

Area Map



PLAT OF SURVEY
SHOWING PROPERTY AND IMPROVEMENTS OF

ADDRESS OF 201 JEFFERSON STREET
(LAFAYETTE, LA 70501)

BEING LOTS 1, 2 & A PORTION OF LOT 3 OF
MANSION BLOCK OF MCCOMB ADDITION

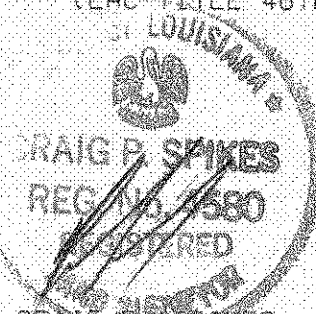
SECTION 67. T 9 S - R 4 E
LAFAYETTE PARISH, LOUISIANA
CITY OF LAFAYETTE
SCALE: 1" = 20' DATE: MAY 4, 2016

BASIS OF BEARINGS:
LINE A-B AS PER
REFERENCE PLAT

REFERENCE PLAT BY
FRED L. COLOMB, RLS
FOR LAFAYETTE ADVERTISER:
10-04-62 (430977)

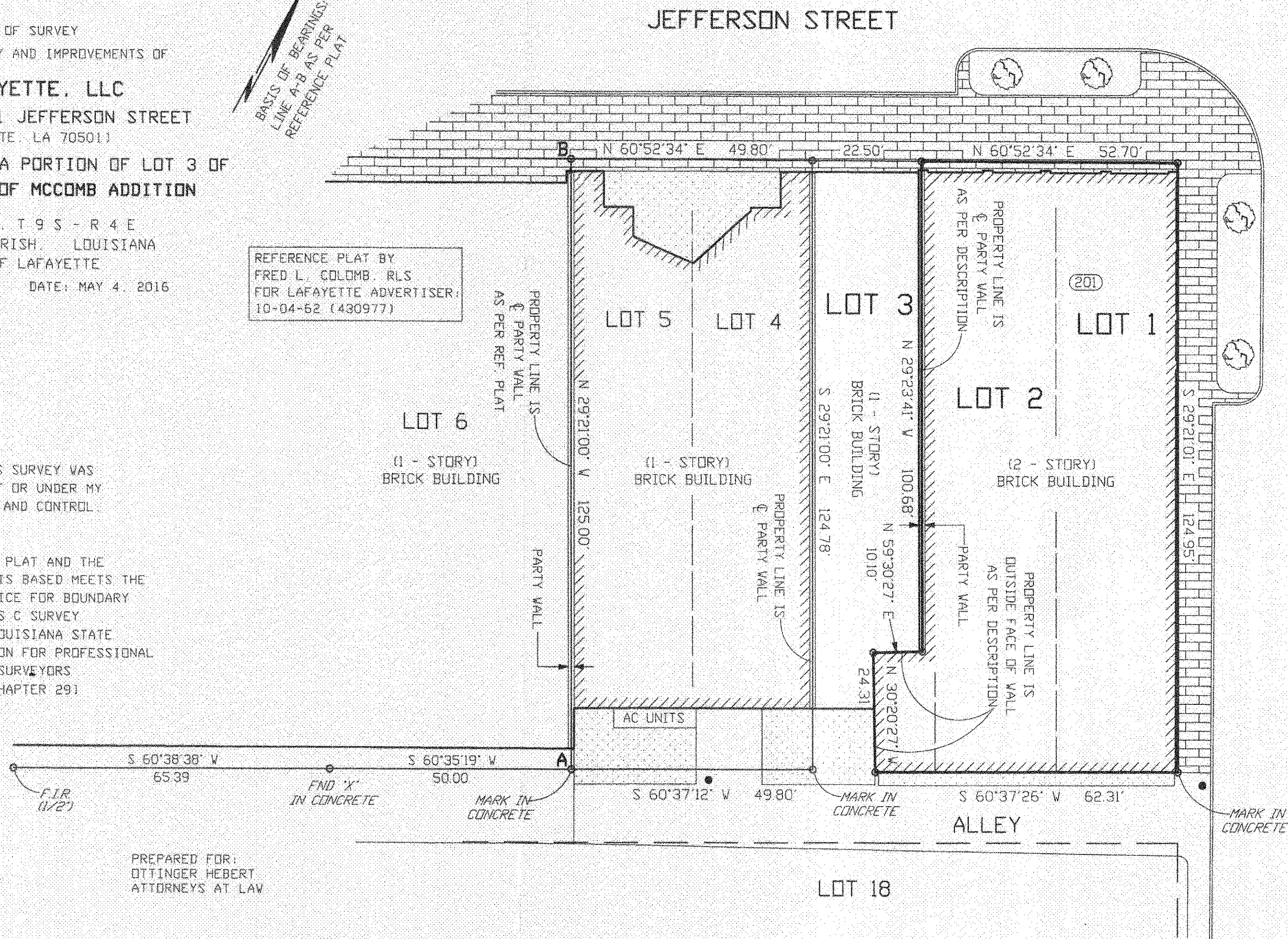
I CERTIFY THAT THIS SURVEY WAS
PERFORMED BY MYSELF OR UNDER MY
DIRECT SUPERVISION AND CONTROL.

I CERTIFY THAT THIS PLAT AND THE
SURVEY ON WHICH IT IS BASED MEETS THE
'STANDARDS OF PRACTICE FOR BOUNDARY
SURVEYS' FOR A CLASS C SURVEY
AS ADOPTED BY THE LOUISIANA STATE
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS
(LAC TITLE 46:IXI CHAPTER 29)



CRATE 14 SPIKES
RLS. NO. 4580
RICHARD C. SPIKES, INC.
154 BANKS AVE
LAFAYETTE, LA. 70506
(337) 237-0907

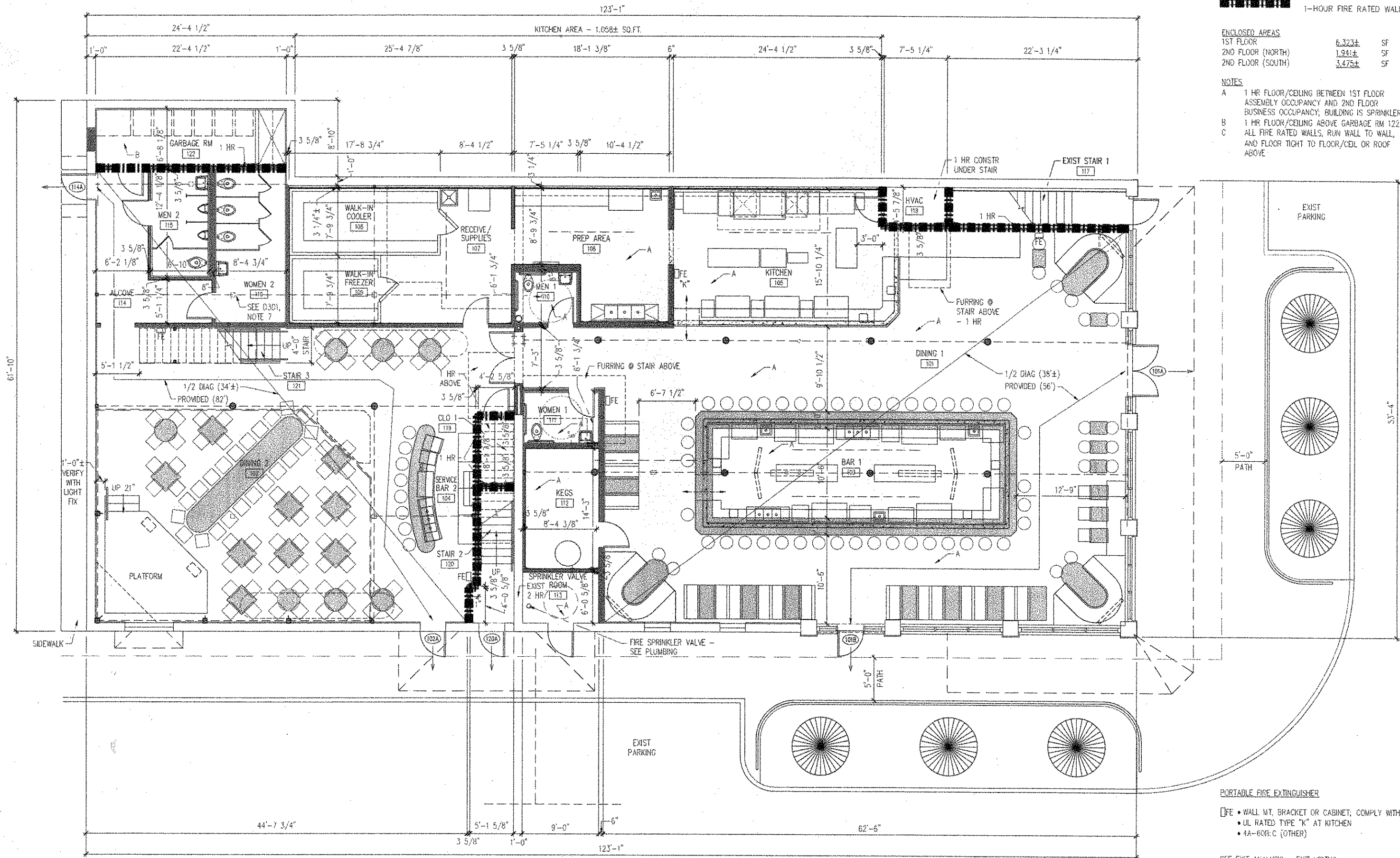
PREPARED FOR:
OTTINGER HEBERT
ATTORNEYS AT LAW



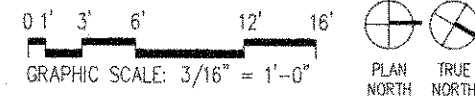
CYPRESS STREET (50'R/W)

[illegible]

C:\Users\jv\Documents\1500\Architectural\Drawings\1500\1500-1000\1500-1000.dwg



LIFE SAFETY PLAN - 1ST FLOOR
A003 SCALE: 3/16" = 1'-0" (3/32" = 1'-0" FOR 12"x18" SHEET)



FIRE RATED PARTITIONS

1-HOUR FIRE RATED WALL

ENCLOSED AREAS

1ST FLOOR	6,323±	SF
2ND FLOOR (NORTH)	1,941±	SF
2ND FLOOR (SOUTH)	3,475±	SF

- NOTES
- A 1 HR FLOOR/CEILING BETWEEN 1ST FLOOR ASSEMBLY OCCUPANCY AND 2ND FLOOR BUSINESS OCCUPANCY. BUILDING IS SPRINKLERED
- B 1 HR FLOOR/CEILING ABOVE GARBAGE RM 122
- C ALL FIRE RATED WALLS, RUN WALL TO WALL, AND FLOOR TIGHT TO FLOOR/CEIL OR ROOF ABOVE

- PORTABLE FIRE EXTINGUISHER
- FE • WALL MT. BRACKET OR CABINET; COMPLY WITH NFPA101
- UL RATED TYPE "K" AT KITCHEN
 - 4A-60B:C (OTHER)

SEE EXIT ANALYSIS - EXIT WIDTHS

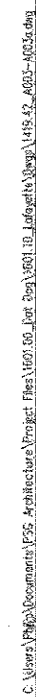
DOOR MARK	INCHES REQUIRED	INCHES PROVIDED
101A	20.4"	68"
101B	15.3"	34"
102A	28.2"	34"
114A	21.2"	34"
120A	19.6"	34"
120B	19.6"	34"
120C	6.6"	34"
208A	6.6"	34"

D-1 07/04/16

DAT DOG
LAFAYETTE
20 JEFFERSON BUILDING
LAFAYETTE, LOUISIANA 70501

LIFE SAFETY
PLAN -
1ST FLOOR

A003



201 Jefferson Street, Lafayette LA



201 Jefferson Street, Lafayette LA



201 Jefferson Street, Lafayette LA



201 Jefferson Street, Lafayette LA



Exclusively offered For Sale by:

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Email: angela@1718ventures.com

Office: 365 Canal St. Suite 1010
New Orleans LA 70130

Licensed Real Estate Broker in Louisiana & Texas



Representing Classic Brands and Innovative Concepts

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:

By:

Title:

Title:

Date:

Date:

Licensee:

Licensee:

Date:

Date:

