

# Offering Memorandum

## Cabahanosse Antiques and Bed & Breakfast

602 Railroad Avenue, Donaldsonville, LA 70346



For Sale

# Hospitality Offering

6,800 SF | \$350,000

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**Section 1**

PROPERTY  
INFORMATION





SALE PRICE: \$350,000

LOT SIZE: 0.19 Acres

BUILDING SIZE: 6,800 SF

YEAR BUILT: 1890

RENOVATED: 2002

ZONING: C-1A (LIMITED  
COMMERCIAL  
MODIFIED DISTRICT)  
(DONALDSONVILLE)

SUB MARKET: 92

CROSS STREETS: Railroad Avenue &  
Charles Street

### Property Overview

Cabahanosse (pronounced Cab-a-no-see) Antiques & Gifts and Bed & Breakfast, nestled in the heart of plantation country, located in the Historic District of Donaldsonville and listed on the National Register of Historic Places, has memorable charm and is a peaceful getaway. Cabahanosse is in a restored, 1890's wood frame building and was originally a family owned general store with upstairs residence. Cabahanosse is a short walk to many fine restaurants, historic sites, churches and museums. Of the 6,800 SF for the whole building, the 1st floor antique shop occupies about 4,080 SF and the 2nd floor, 4 suite Bed & Breakfast occupies about 2,720 SF. This beautiful building could be repurposed into several options including a restaurant, residential housing, office space or retail space. There are 2 adjacent lots that are also available.

### Location Overview

Beautiful Downtown Historic District which includes commercial and residential structures dating to the 1800s.



### LaFourche Suite

- In 1682, Sieur de la Salle explored the Mississippi River Valley and claimed it for King Louis XIV of France. In honor of his King, LaSalle named the claim Louisiana. At the fork of the river and a bayou, he found the Chetimaches Indians. Lafourche des Chetimaches became his name for the stream-- Lafourche means "the fork". Later, the name was changed to Bayou Lafourche-- thus the name for our Lafourche Suite. Warmly decorated with period antiques.

### Mallard Suite

- The namesake suite for the Cabahanosse Bed & Breakfast. Comfortably decorated to carry out the Mallard Duck theme with direct french-door access to peaceful balcony seating.

### Nicholls Suite

- Named in honor of Donaldsonville-born Governor of Louisiana, Francis T. Nicholls. Bright country French atmosphere with sun-bathed windows. Comfortable kitchen, sitting room and bedroom can accommodate extended-stay guests.

### Sweet Cane Suite

- Since Donaldsonville is located in sugar cane country, this Cabahanosse suite is named after the thriving local industry. Also popular as the "Honeymoon Suite" - romantic and luxurious with king-size canopy bed.





## Bed & Breakfast





## Antique & Gift Shop



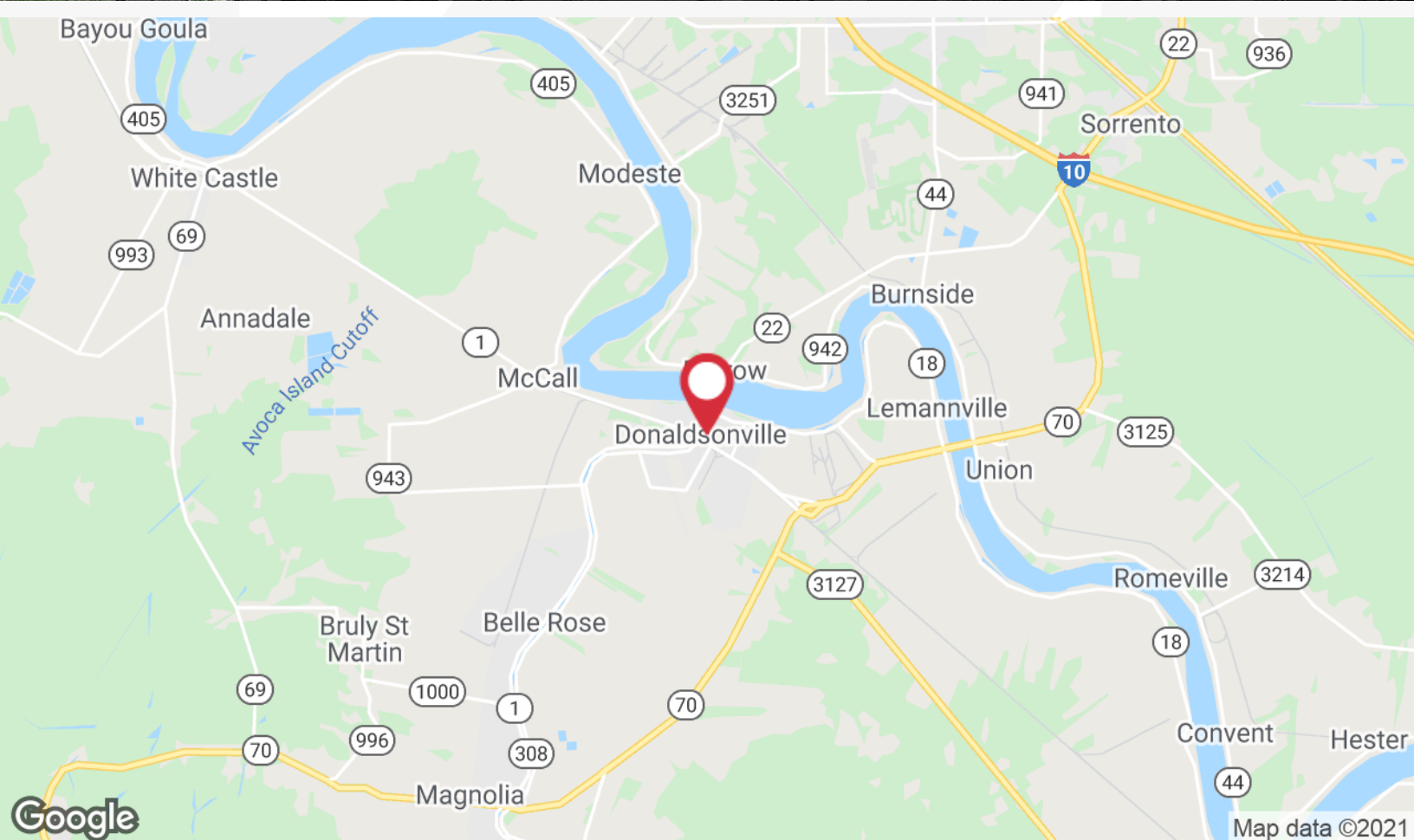
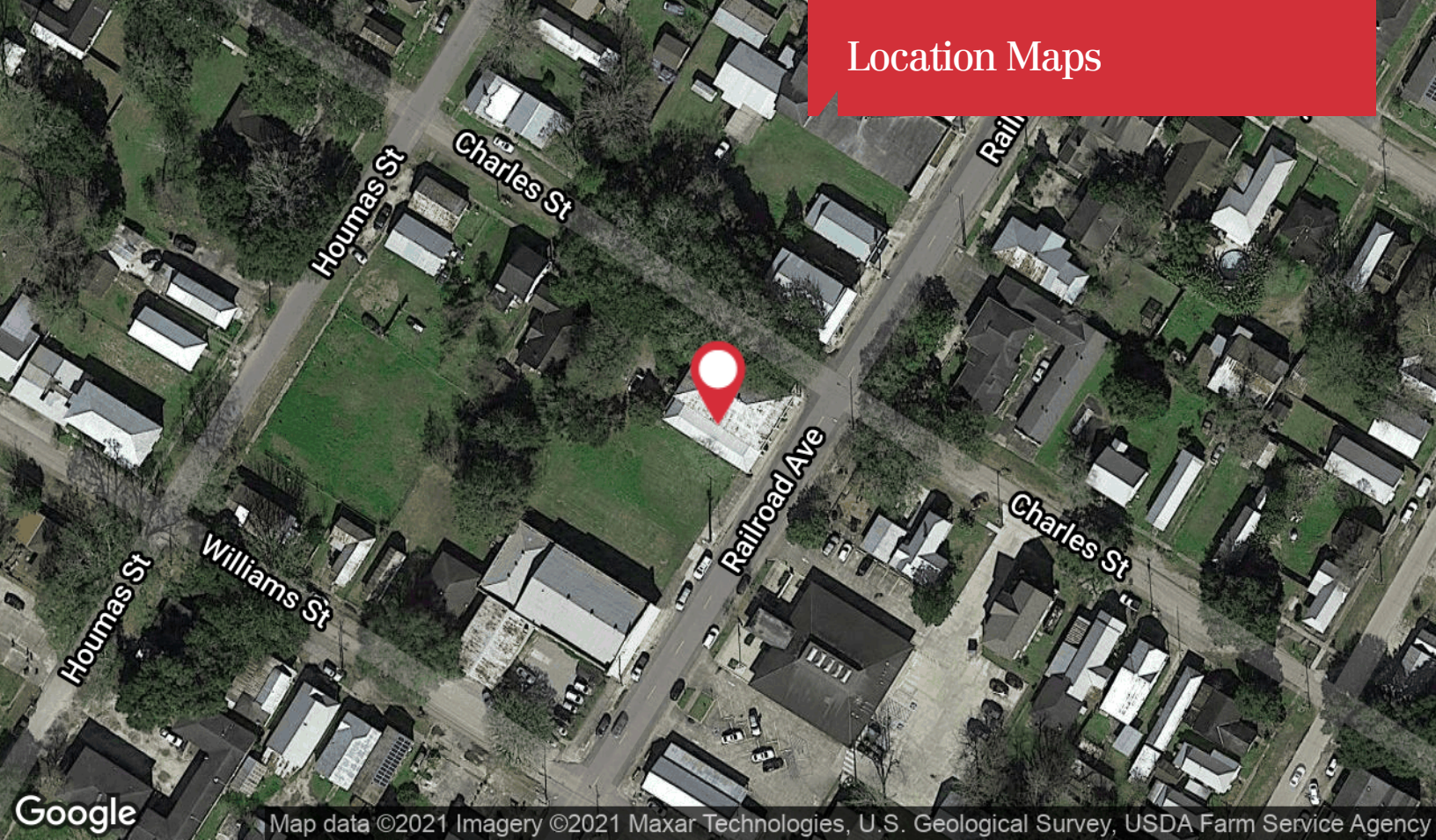


## Section 2

# LOCATION INFORMATION

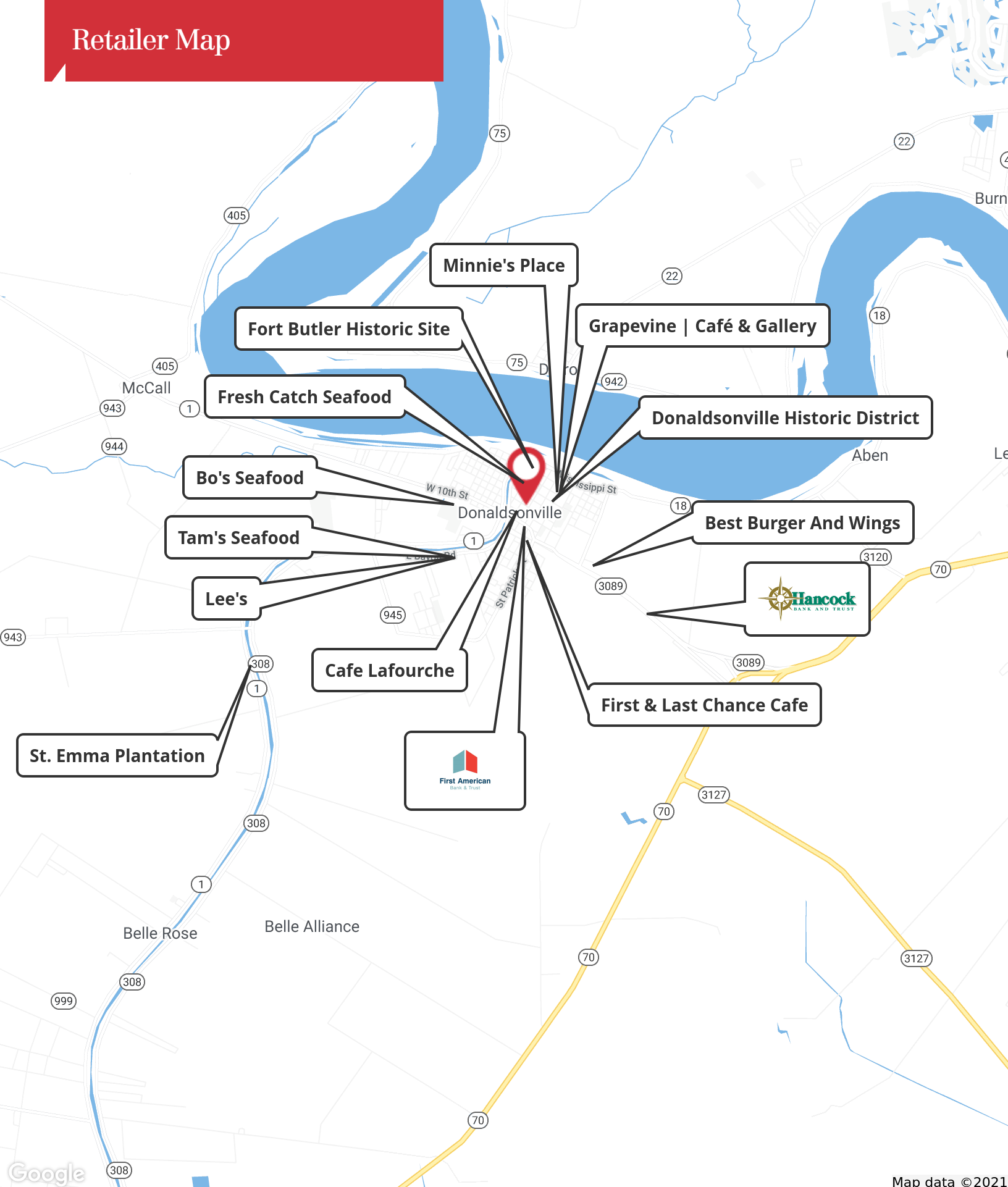


## Location Maps





# Retailer Map



Map data ©2021



# Stephanie Koontz

## Commercial Sales and Leasing

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610.248.0690 cell  
skoontz@latterblum.com

### Professional Background

Ms. Koontz is a member of the commercial real estate team at NAI Latter & Blum. Stephanie grew up in Bethlehem, Pennsylvania where she developed an interest in commercial real estate early in life. After graduating from high school, she moved to New Orleans to pursue her bachelor's degrees at Tulane University and fell in love with the city and never left. She graduated cum laude with a BSM in Finance and Business Management, and a BA in Economics.

Stephanie's passion for commercial and investment real estate ties directly into her past professional experiences working in economics and the financial services industry. She has significant experience with data and financial analysis, and she built a strong understanding of the local markets during her time working in economic development at Greater New Orleans, Inc. Stephanie uses this knowledge to help her clients make informed business decisions in the real estate space, while simultaneously helping to fulfill her passion to make Louisiana a more sustainable and resilient place.

### Education

Tulane University, 2019  
B.A. Economics  
B.S.M. Finance  
B.S.M. Business Management

### Memberships & Affiliations

New Orleans Metropolitan Association of REALTORS  
National Association of REALTORS (NAR)  
Louisiana Association of REALTORS (LAR)  
Commercial Investment Division (CID)  
Young Professionals Network (YPN)  
Louisiana Commercial Database (LACDB)





# Chuck Pennewell

## Commercial Sales and Leasing

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913.645.7391 cell  
cpennewell@latterblum.com

### Professional Background

Mr. Pennewell is a member of the commercial real estate teams at Latter & Blum. Latter & Blum has been located in the heart of the city for over 100 years. The company is one of the largest and most successful real estate brokerage companies in the Gulf South. In addition to brokerage services, the company provides numerous related services such as property evaluations, appraisals, financial and debt analysis, site selection and analysis, best and highest use analysis, and other related commercial real estate resources for our clients.

Mr. Pennewell has excelled in his real estate ventures. He has owned and managed a personal portfolio for the past 40 years. During this period of time, he has had a vast array of experience working in farm and residential rental properties throughout a multi-state area.

Prior to joining Latter & Blum, Mr. Pennewell staffed and managed sales organizations throughout a 35+ year career in the healthcare industry. He also managed National Account teams for several Fortune 500 companies, as well as start-up organizations. His teams were awarded many national and regional awards for their sales excellence. He has in-depth knowledge of health professionals and their specific needs.

Currently, Mr. Pennewell is working on his CCIM (Certified Commercial Investment Member) designation. He is professionally affiliated with the following groups: Commercial Investment Division (CID), New Orleans Metropolitan Association of Realtors (NOMAR), National Realtors Association (NAR), Louisiana Realtors Association (LAR), Member of the Louisiana (CCIM) Chapter, and Louisiana Commercial Database (LACDB). He was appointed to the LACDB, LLC Board of Managers for the 2021 term. In 2020, Mr. Pennewell was awarded the Louisiana Chapter CCIM Scholarship, and in 2021 he was awarded the C.I.D. (Commercial Investment Division) educational scholarship. He has also worked closely with the American Diabetes Association at a state and national level as a civic responsibility.

### Education

Bachelor, Business Administration/Public Relations  
William Jewell College  
Continual continuing education in Commercial Real Estate and working towards his designation as a C.C.I.M.

### Memberships & Affiliations

Affiliated with the C.C.I.M. Local and National organization  
LACDB, LLC Board of Managers  
C.I.D. Programs Committee Member

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For more information

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