



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
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RECEPTION HALL / COMMERCIAL PROPERTY | FOR SALE

Turnkey Event Hall/Commercial Property in River Parishes

1940 Ormond Blvd

DESTREHAN, LA 70047

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EVENT VENUE/BUILDING WITH EXPANSION OPPORTUNITIES

1940 Ormond Blvd, Destrehan, LA 70047

PROPERTY DESCRIPTION

This fully-improved event venue on more than 3 acres offers an investor or owner-operator an immediate, income-ready platform in Destrehan. The facility is designed end-to-end for high-volume hospitality and corporate events, with multiple revenue-generating spaces operating independently or simultaneously.

Strategically positioned on Ormond Blvd in Destrehan, this property benefits from immediate proximity to national quick-serve restaurants, multi-family residential, and established neighborhood demand generators including the

Ormond Nursing & Care Center. Destrehan High School and Cypress Lakes Country Club are within one mile, anchoring the surrounding residential catchment area.

Destrehan sits along the east bank of the Mississippi River in St. Charles Parish, within the New Orleans–Metairie–Kenner MSA. The Hale Boggs Memorial Bridge and I-310 provide direct regional connectivity, making this site easily accessible from throughout greater New Orleans and the River Parishes. Ormond Blvd connects seamlessly to River Road, reinforcing the property's central role in local traffic patterns.

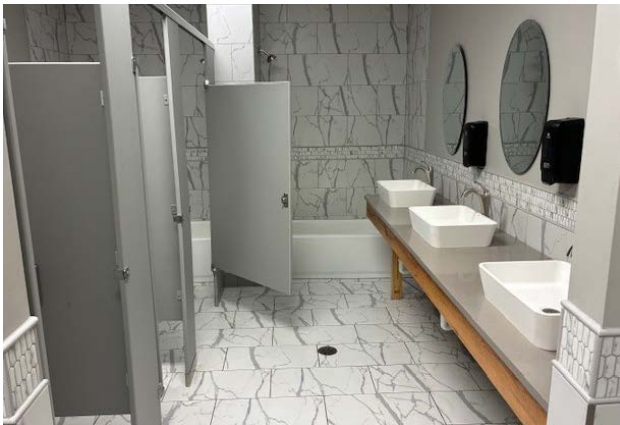
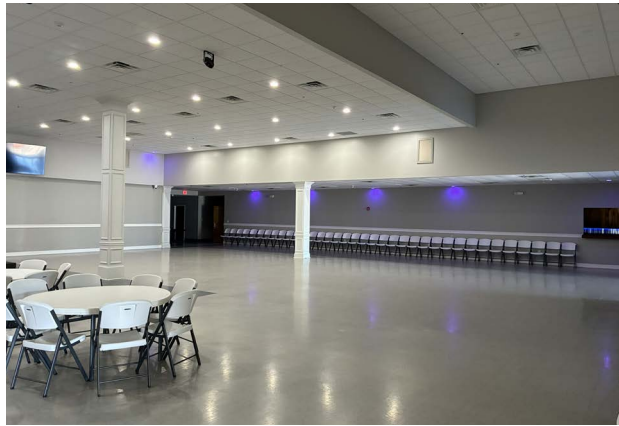
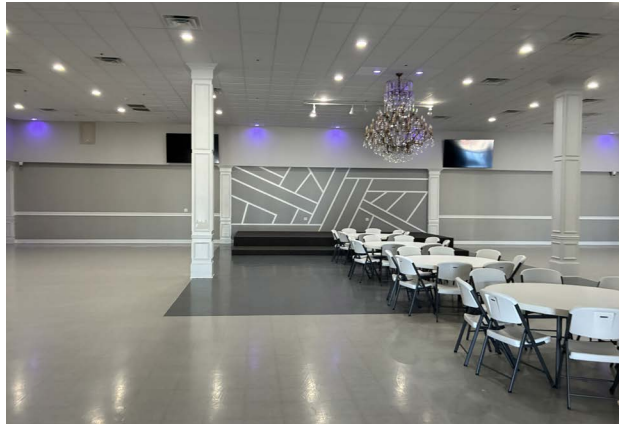
Sale Price	\$2,900,000.00
Size	26,257-sf building on 3.535-acre site
Parking	172 paved spaces
Zoning	C-2 General Commercial District



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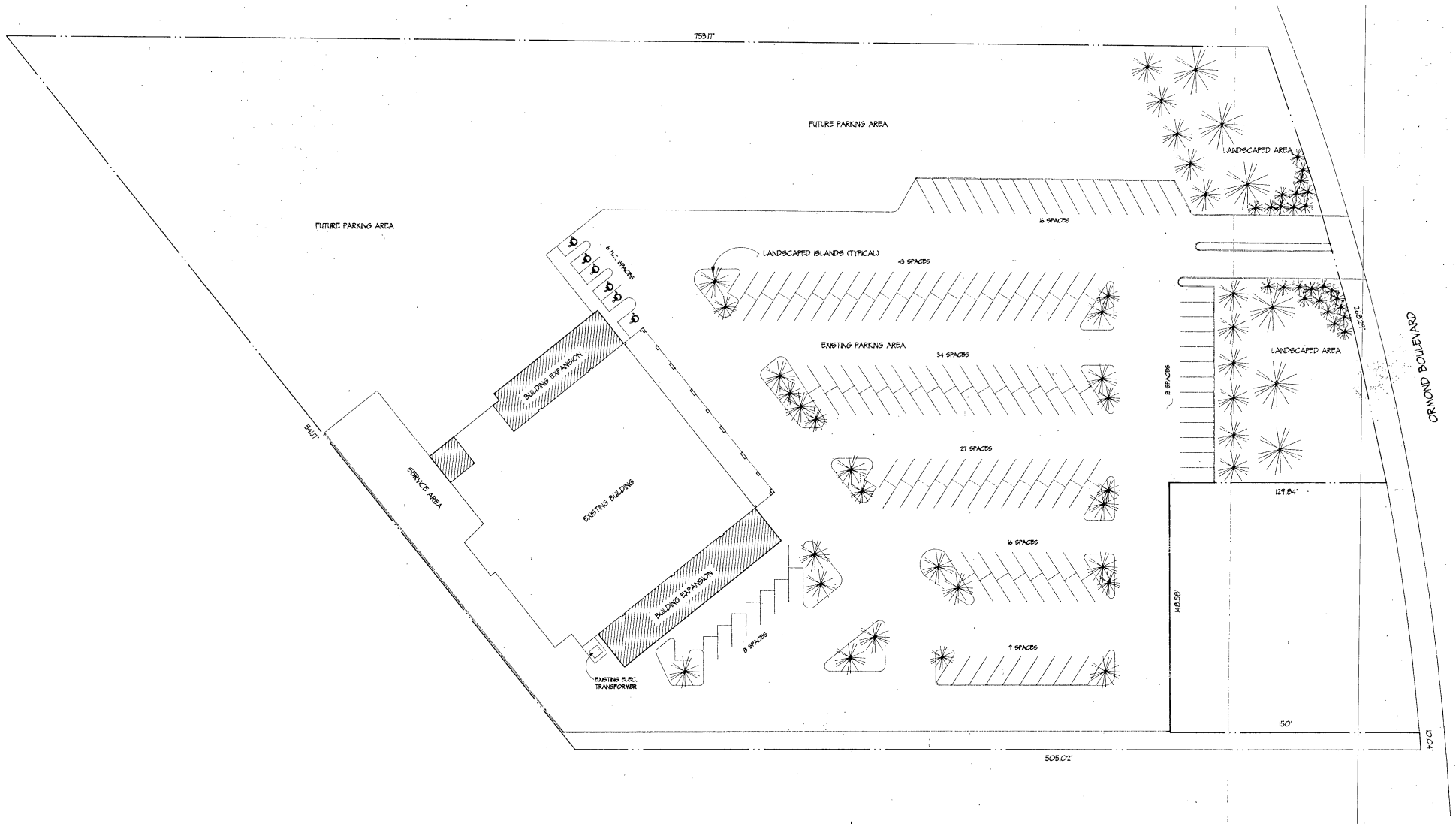
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1940 ORMOND BLVD

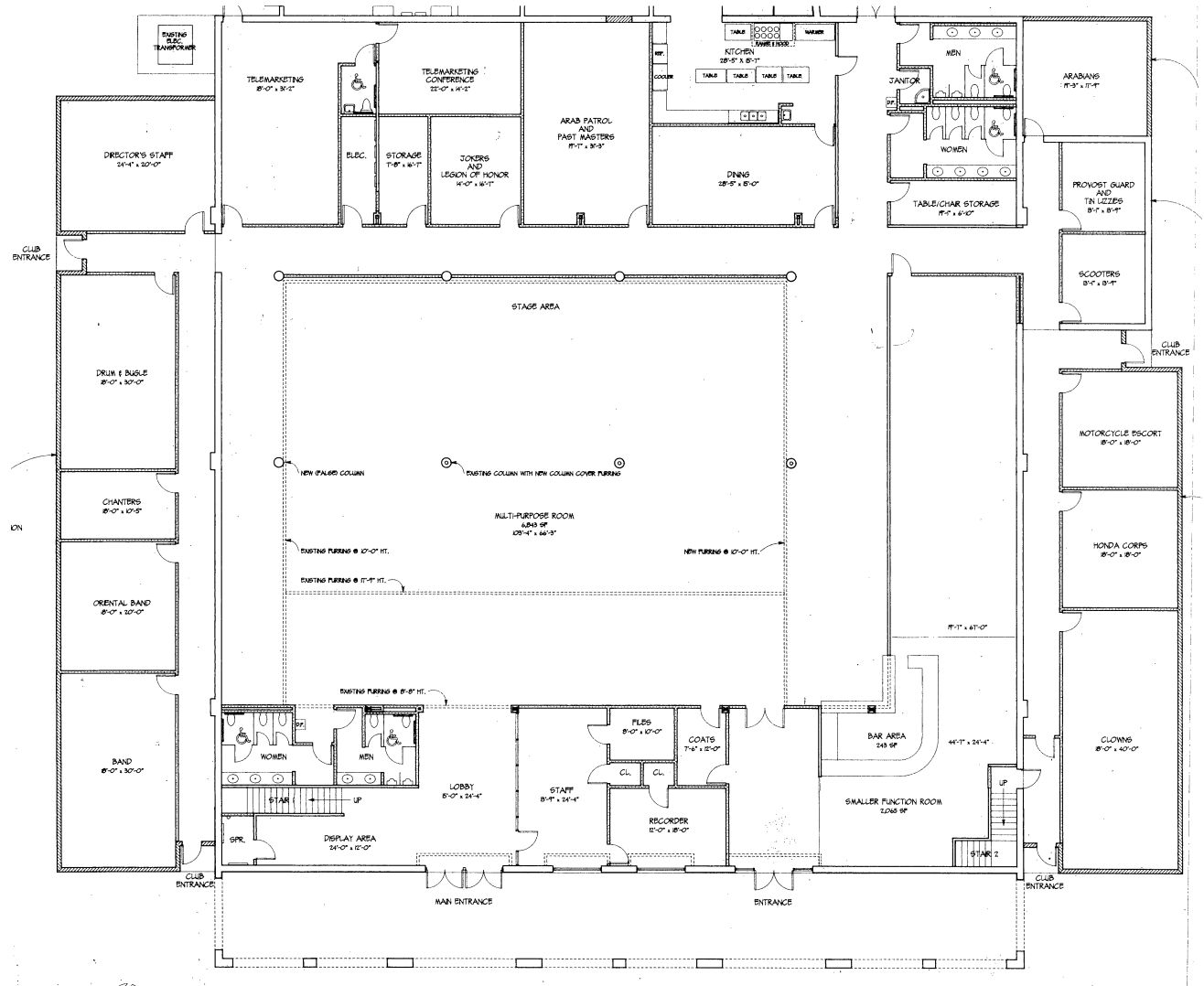
SITE PLAN

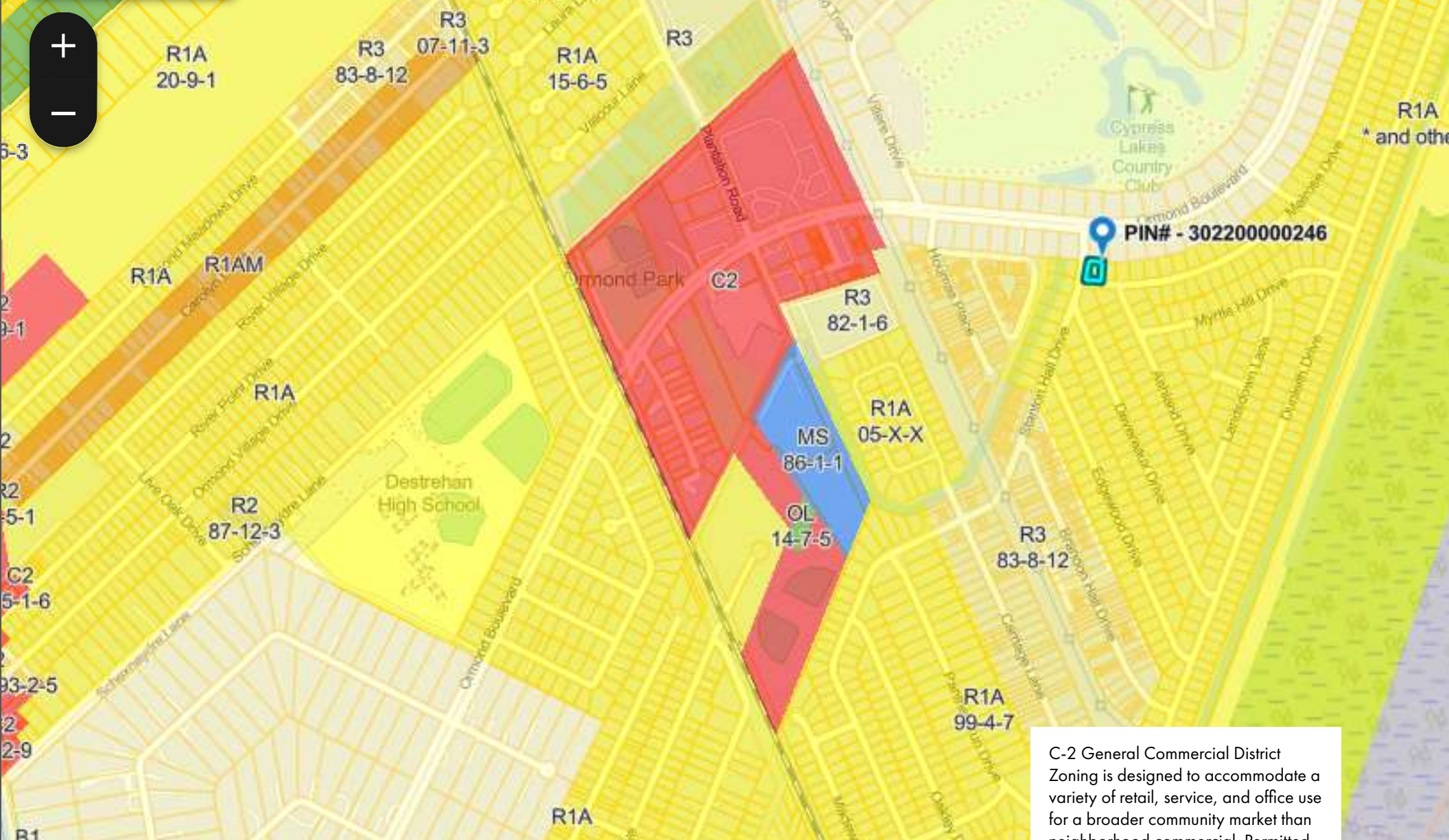


1940 ORMOND BLVD

FLOOR PLAN

- Grand banquet hall — up to 500 guests
- Commercial kitchen — full production capability
- Dedicated bridal suite & groom suite
- Bar area — separate, dedicated service
- Conference room — up to 125 combined capacity
- Perimeter meeting & storage rooms
- 172 paved off-street parking spaces
- Excess land & paved areas for expansion





C-2 General Commercial District Zoning is designed to accommodate a variety of retail, service, and office use for a broader community market than neighborhood commercial. Permitted uses include but are not limited to retail sales, personal services, restaurants, theatres, banks, professional offices, and more.

ZONING MAP



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 **Team Oliveira**

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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: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Licensee: _____

Licensee: _____

Date: _____

Date: _____

