



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE ATCHAFALAYA CAFE - RESTAURANT + REAL ESTATE

**7310 Louisiana 182
Morgan City, LA 70380**

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF

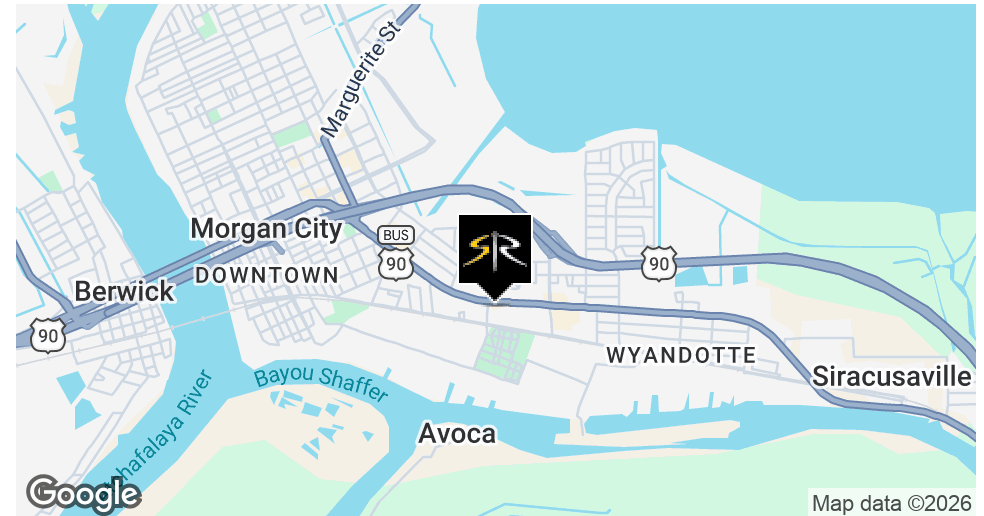


OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,898 SF
Lot Size:	0.691 Acres
Price / SF:	\$229.60
Zoning:	C

PROPERTY OVERVIEW

ATCHAFALAYA CAFÉ: Restaurant Business + Real Estate For Sale



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF

PROPERTY HIGHLIGHTS

ATCHAFALAYA CAFÉ: Restaurant Business + Real Estate For Sale

The offering includes:

- Operating restaurant business
- All furniture, fixtures & equipment
- Menu + recipes + operational systems
- Real estate (fee simple ownership)

This is ideal for:

- Owner-operators
- Regional restaurant groups
- Investors seeking a cash-flowing coastal Louisiana concept

Property Details

- Building Size: 3,898 SF plus patio
- Land Size: 0.691 Acres
- Frontage: ~159 FT on Hwy 182
- Zoning: Commercial
- Condition: Good / functional restaurant use
- Construction: Brick veneer / concrete block with metal roof (recently replaced)



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF

PROPERTY HIGHLIGHTS

Site Features:

- Level, usable site (no wetlands issues)
- City utilities (water, sewer, gas)
- Existing parking + access
- Covered patio / outdoor seating

Business + FF&E Included

- Established local restaurant brand
- Full commercial kitchen (hood, fryers, prep, etc.)
- Bar buildout + seating
- Dining room + covered patio
- Recipes, menu, and operating systems
- All furniture, fixtures & equipment
- True turnkey opportunity – walk in and operate Day 1

MARKETING POSITIONING

Morgan City is a stable, service-driven market supported by:

- Retail + healthcare employment base
- Strong local population (~10–11K)
- High homeownership (~63%)



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF

PROPERTY HIGHLIGHTS

The subject sits in a well-established commercial corridor with:

- Balanced supply/demand
- High existing development (~90% built-out)
- You're not pioneering-you're plugging into an established trade area

Investment Highlights

- Highway Visibility
- Strong frontage and access along a primary corridor
- Turnkey Restaurant
- FF&E + concept + systems included
- Flexible Use
- Continue current concept
- Rebrand / franchise conversion
- Event / seafood / Cajun concept
- Covered Patio + Bar Component
- Adds revenue streams beyond dining room



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



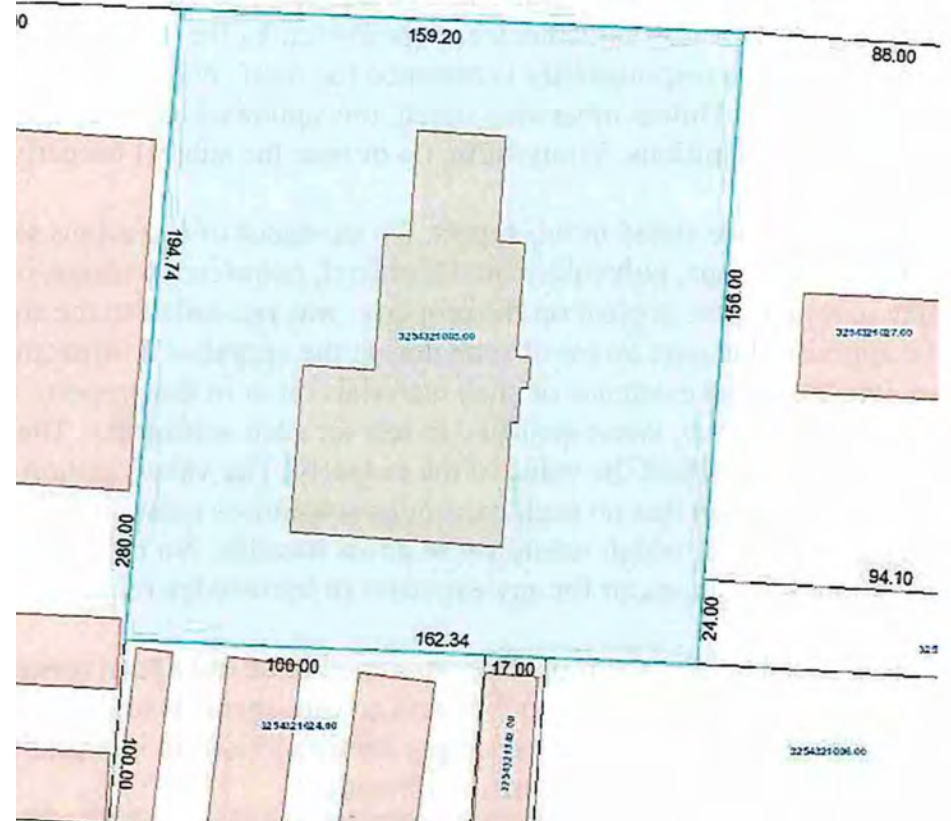
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

FOR SALE

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



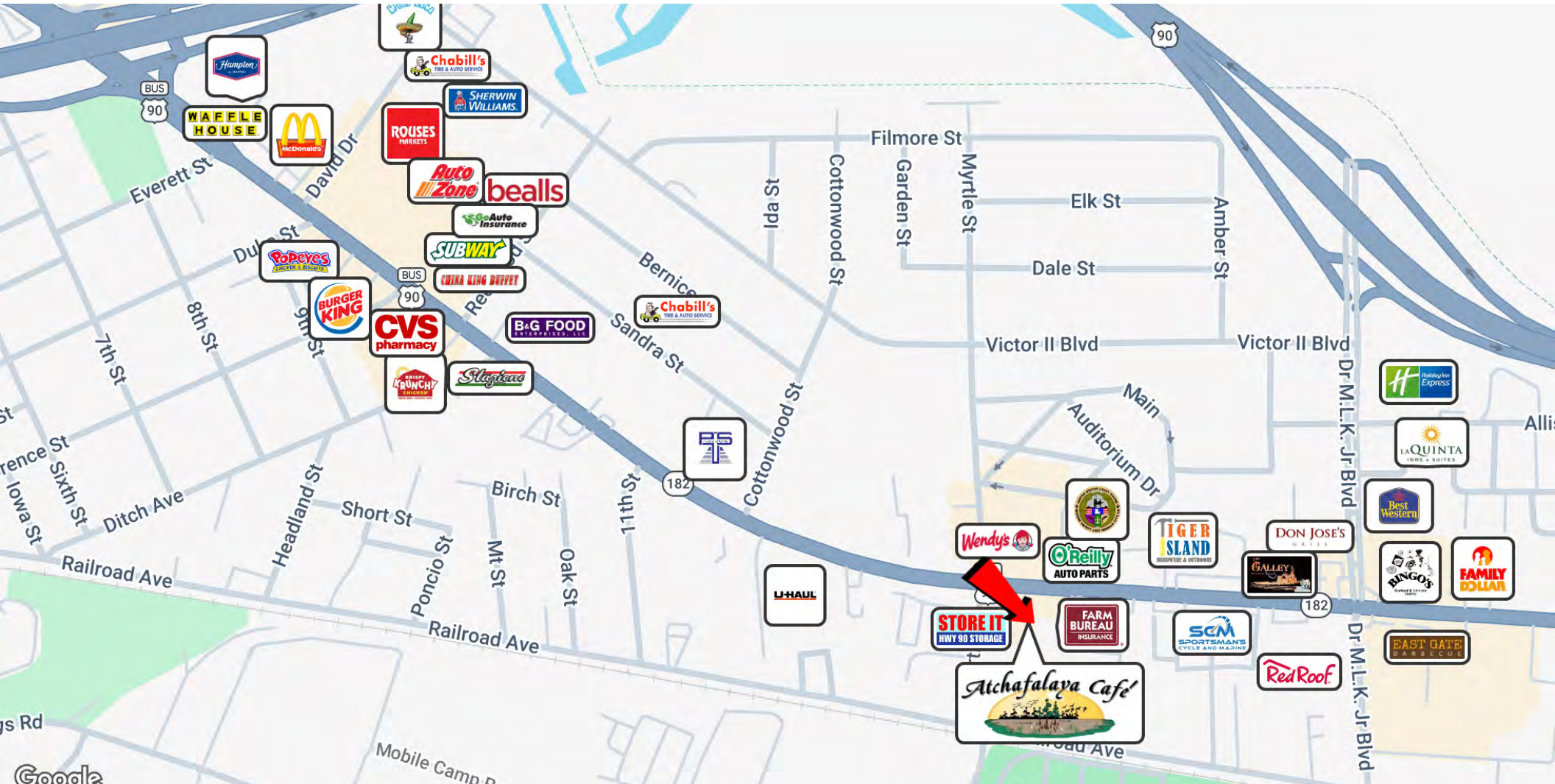
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

RETAIL MAP

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



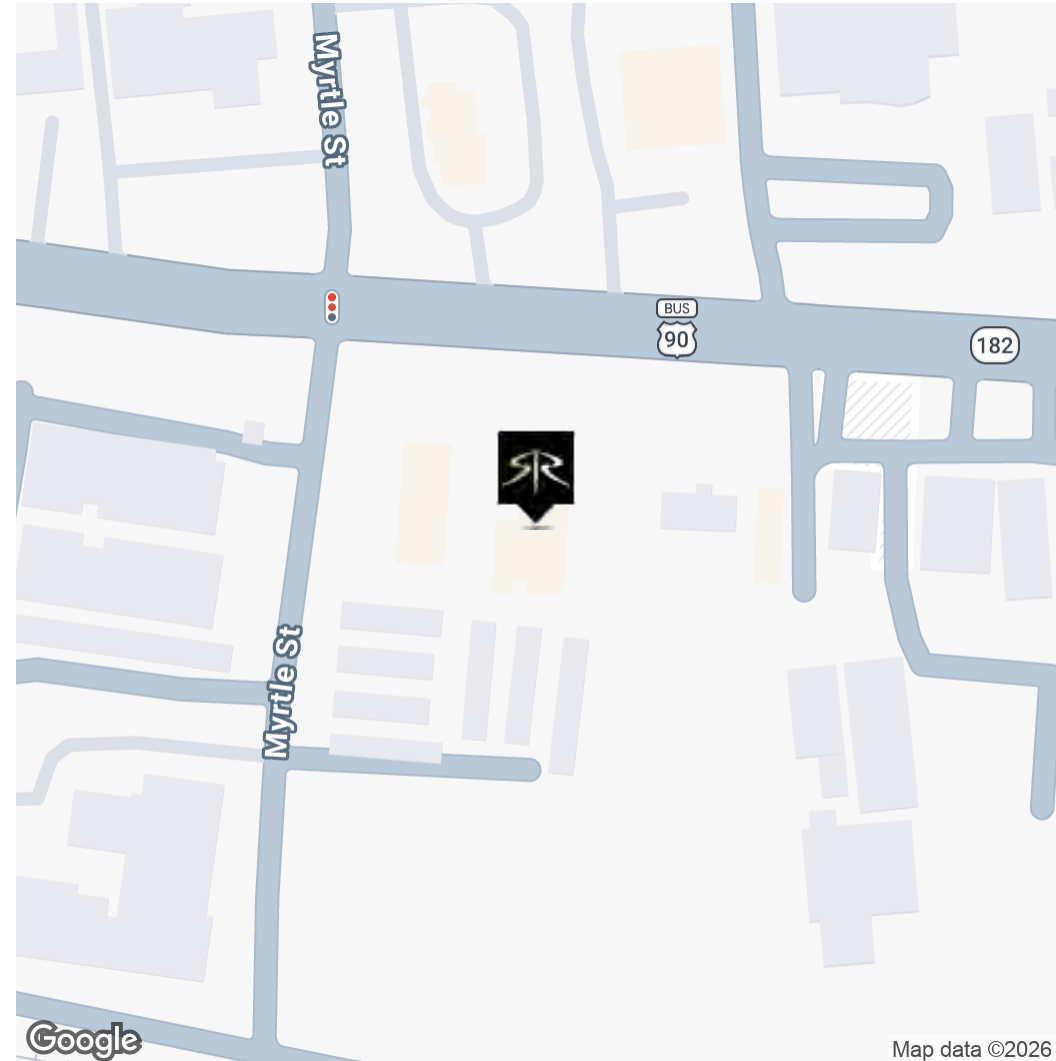
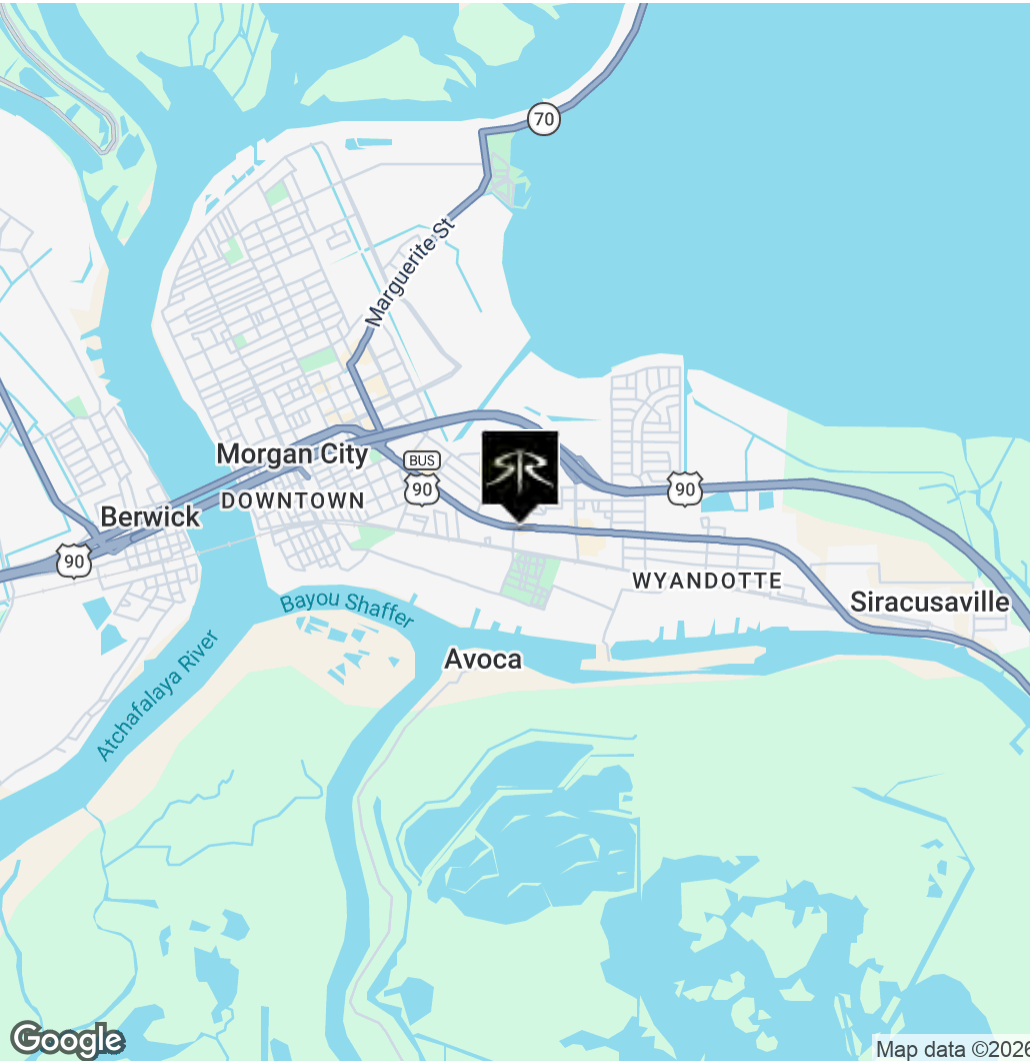
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

LOCATION MAPS

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

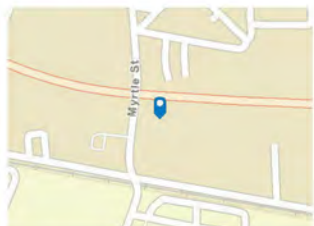


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII | DRIVE TIME MAP: 5, 10, 15 MINUTE RADII FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

3,898 SF



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

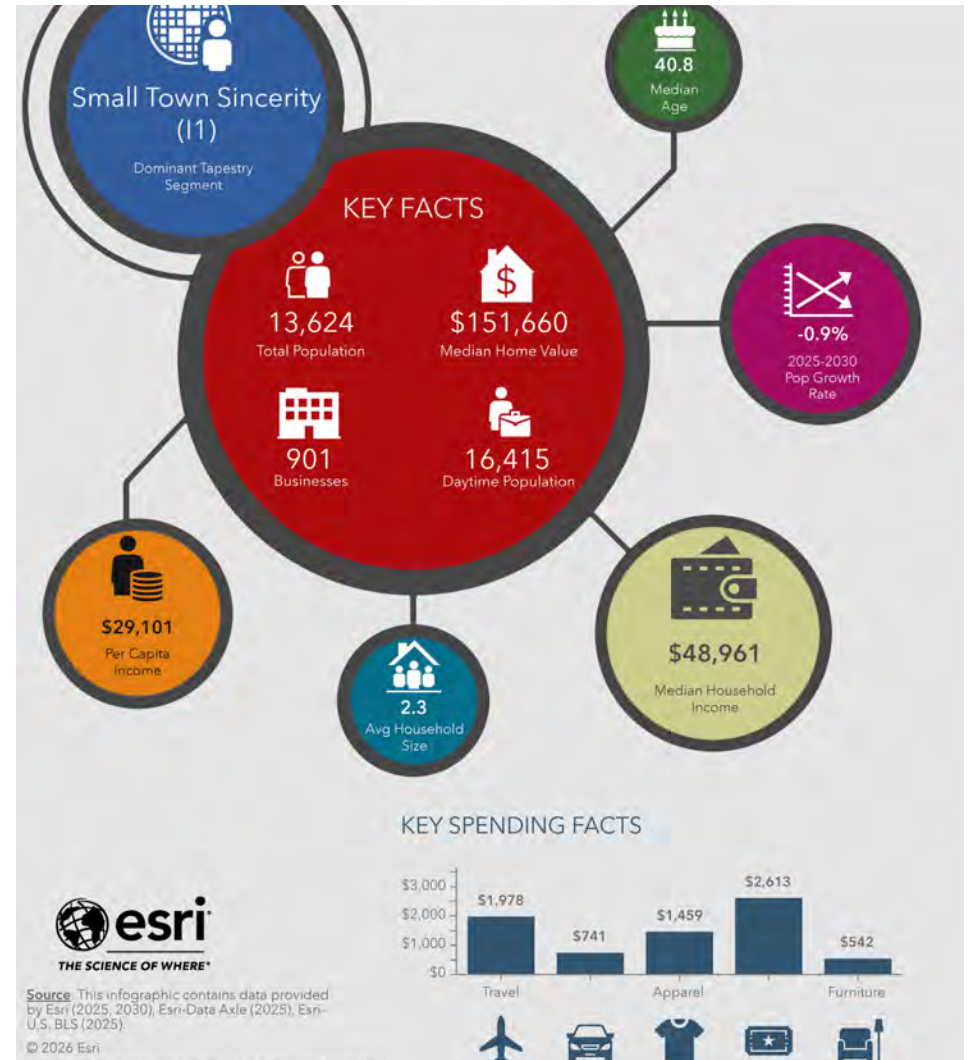
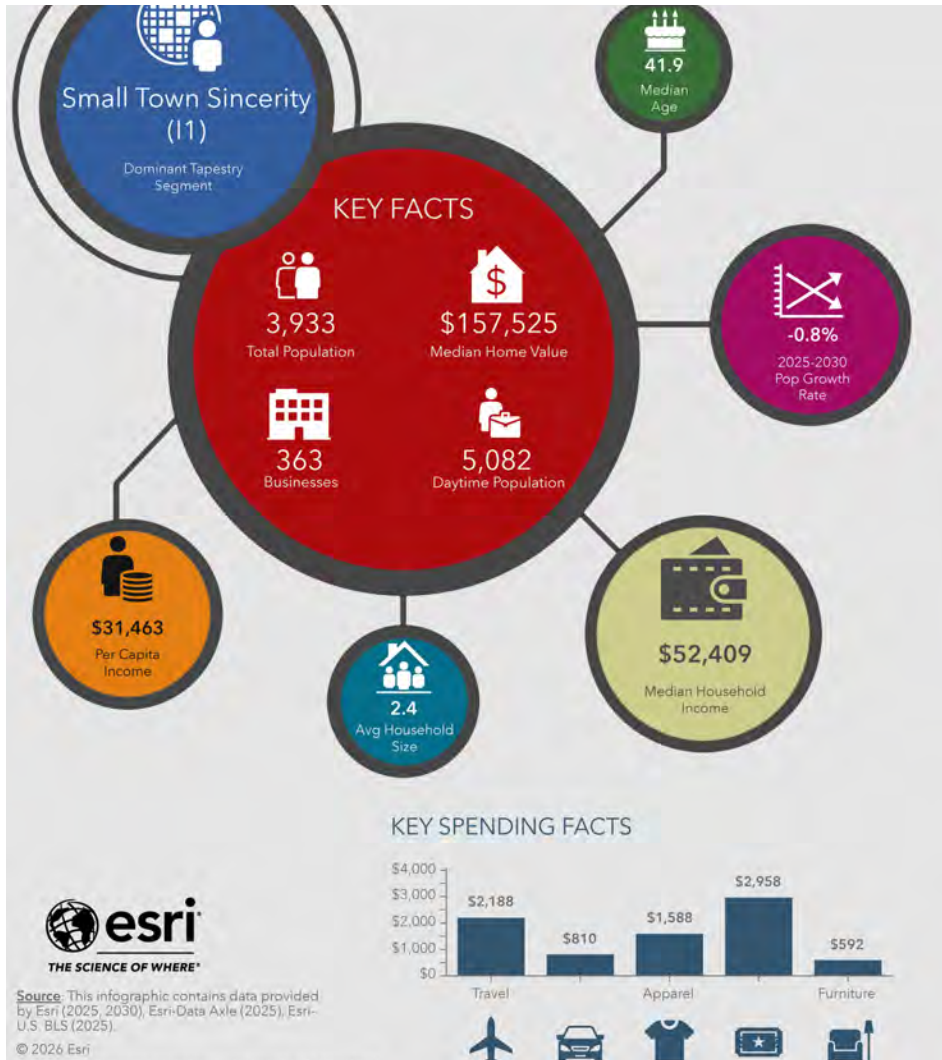


SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

EXECUTIVE SUMMARY "CALL OUTS" : 1 AND 3 MILE RADII FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

7310 LOUISIANA 182, MORGAN CITY, LA 70380

3,898 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE | TURNKEY RESTAURANT + REAL ESTATE

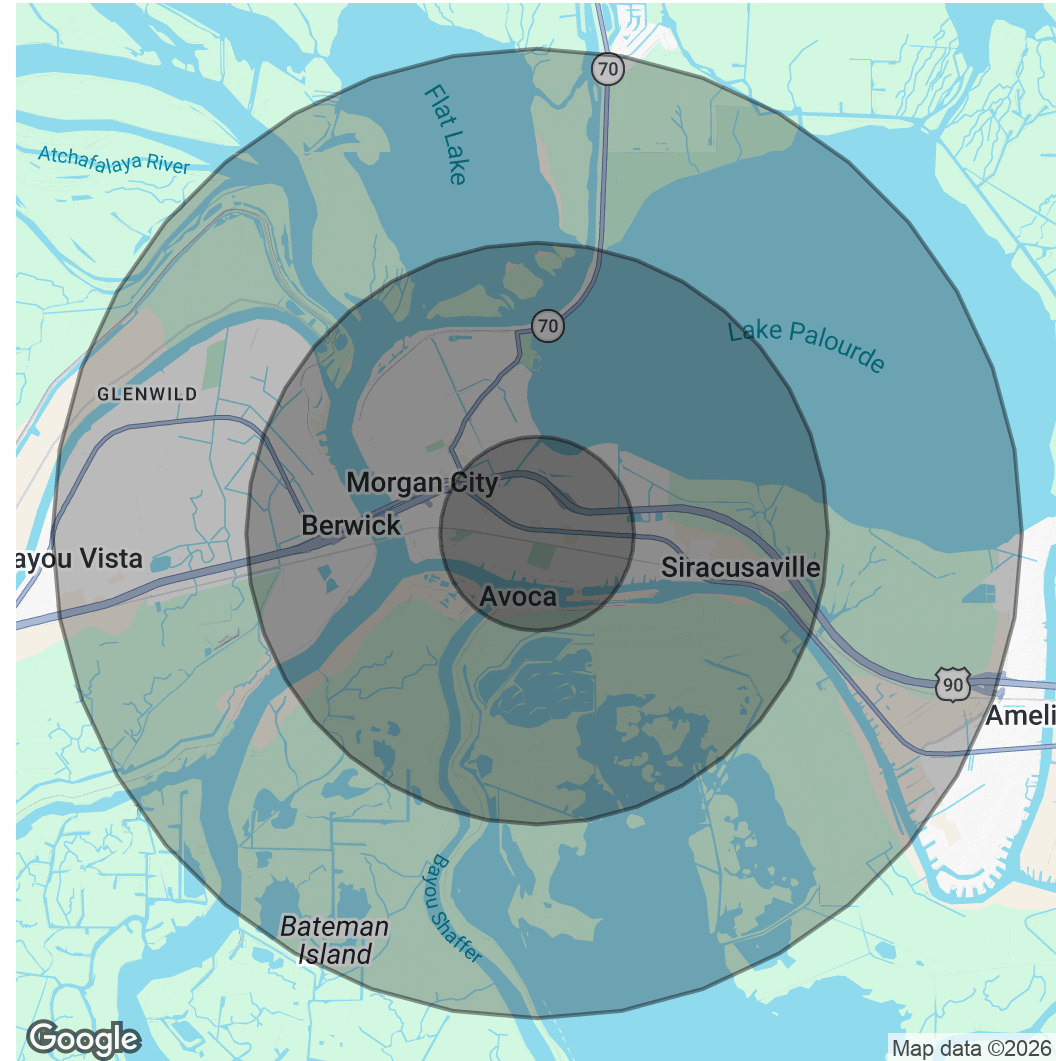
7310 LOUISIANA 182, MORGAN CITY, LA 70380

3,898 SF

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,648	14,603	20,720
Average Age	40.6	40.4	39.5
Average Age (Male)	37.7	37.6	36.5
Average Age (Female)	42.0	40.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,839	5,594	7,897
# Of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$81,710	\$73,221	\$75,264
Average House Value	\$156,576	\$162,887	\$173,127

2023 American Community Survey (ACS)



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

For more information, please contact:

CARMEN AUSTIN, MBA, CCIM, SIOR

Associate Broker & Retail Specialist

DIRECT: 225.930.6256
MOBILE: 225.328.1778
OFFICE: 225.766.0000
EMAIL: carmen@sr-cre.com



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

TEL: 225.766.0000

WEB: SAURAGEROTENBERG.COM

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 BLUEBONNET BOULEVARD
BATON ROUGE, LA 70809

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



Restaurant Business + Real Estate For Sale
7310 Highway 182 | Morgan City, Louisiana

- Turn-Key Restaurant Opportunity
- Established Operations
- Full FF & E Package
- 159' Frontage on Hwy. 182
- Highway 90 Corridor