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COMMERCIAL REAL ESTATE

+ 504.301.1002





## **FRERET DUPLEX FOR SALE**

2305-07 Soniat Street, New Orleans, LA 70115



## FRERET DUPLEX FOR SALE w/ COMMERCIAL ZONING

2305-07 Soniat Street, New Orleans, LA 70115

### DESCRIPTION

Steps from the Freret Street commercial district, 2305-07 Soniat Street offers two recently renovated 5 bedroom units for sale with favorable commercial zoning, allowing short term rentals by-right. The property was originally four units prior to a thoughtful renovation that merged the building into two larger units with two kitchen areas.

Both units are occupied on leases. The upstairs unit is paying \$2,550 per month + utilities, and the downstairs unit is paying \$2,350 per month + utilities. Strong demographics, proximity to Loyola and Tulane Universities, and the unbeatable walkability to restaurants and retail keep this property 100% occupied.

**TOTAL SIZE:** 2,822 sf

**SALE PRICE:** \$795,000

**LAND SIZE:** 4,125 sf

**ZONING:** HU-MU

**TOTAL RENT:** \$4,900/mo

**UNITS:** Two x 5br/2ba

### DEMOGRAPHICS

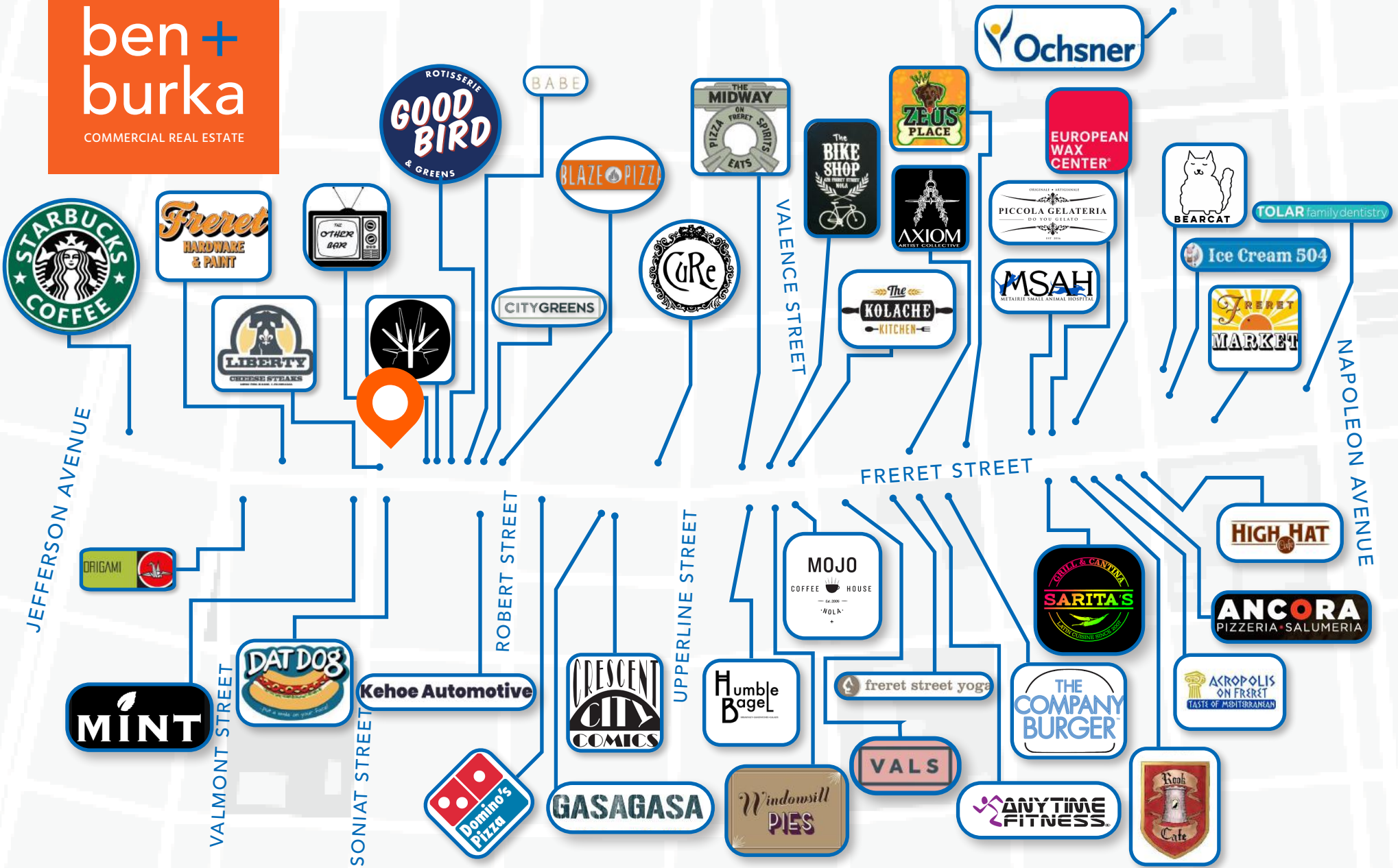
2019 DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>POPULATION</b>	8,285	35,184	124,691
<b>AVERAGE HH INCOME</b>	\$111,058	\$107,747	\$79,041





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## POINTS OF INTEREST MAP



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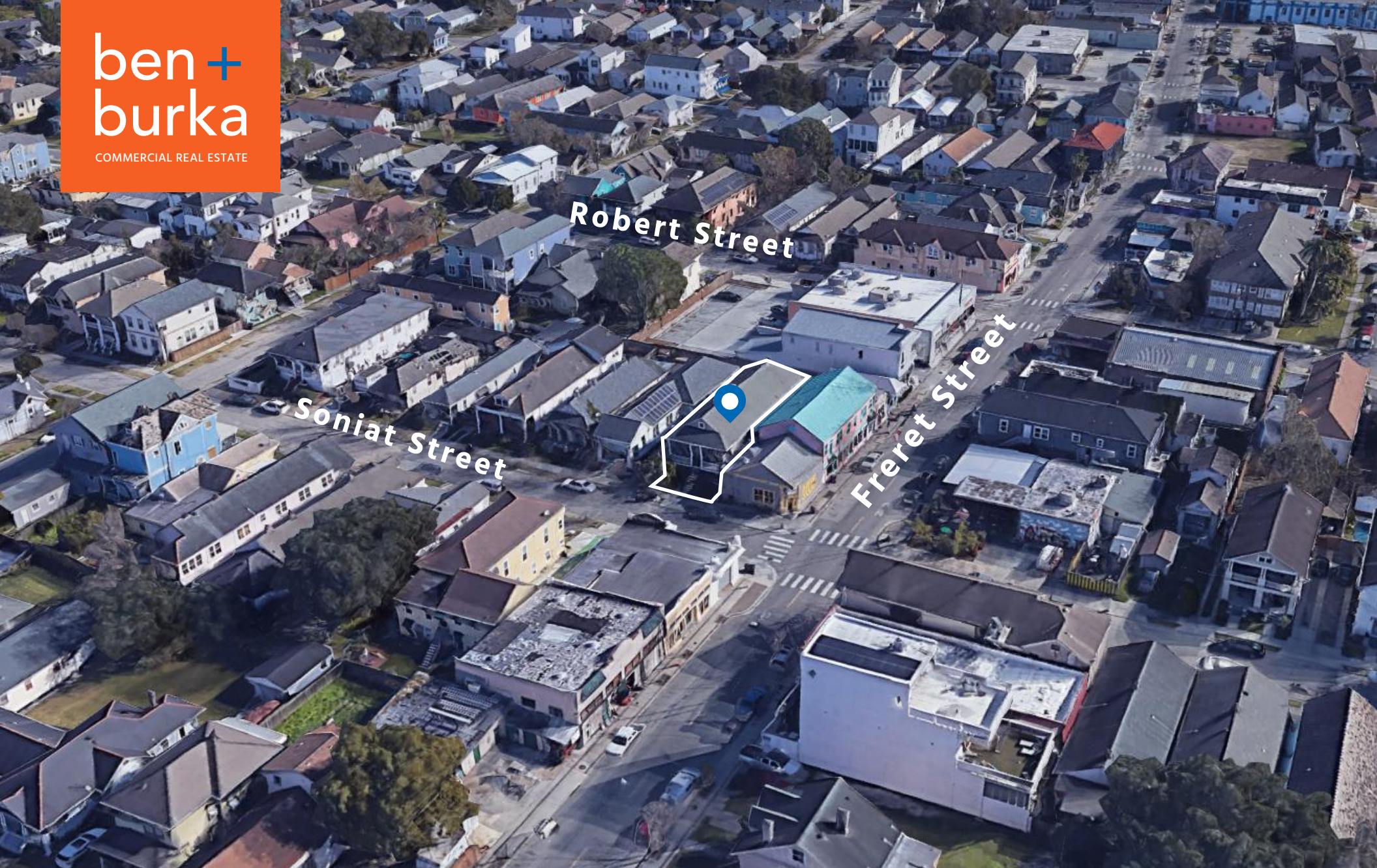












## AERIAL VIEW

 2305-07 Soniat Street, New Orleans, LA 70115

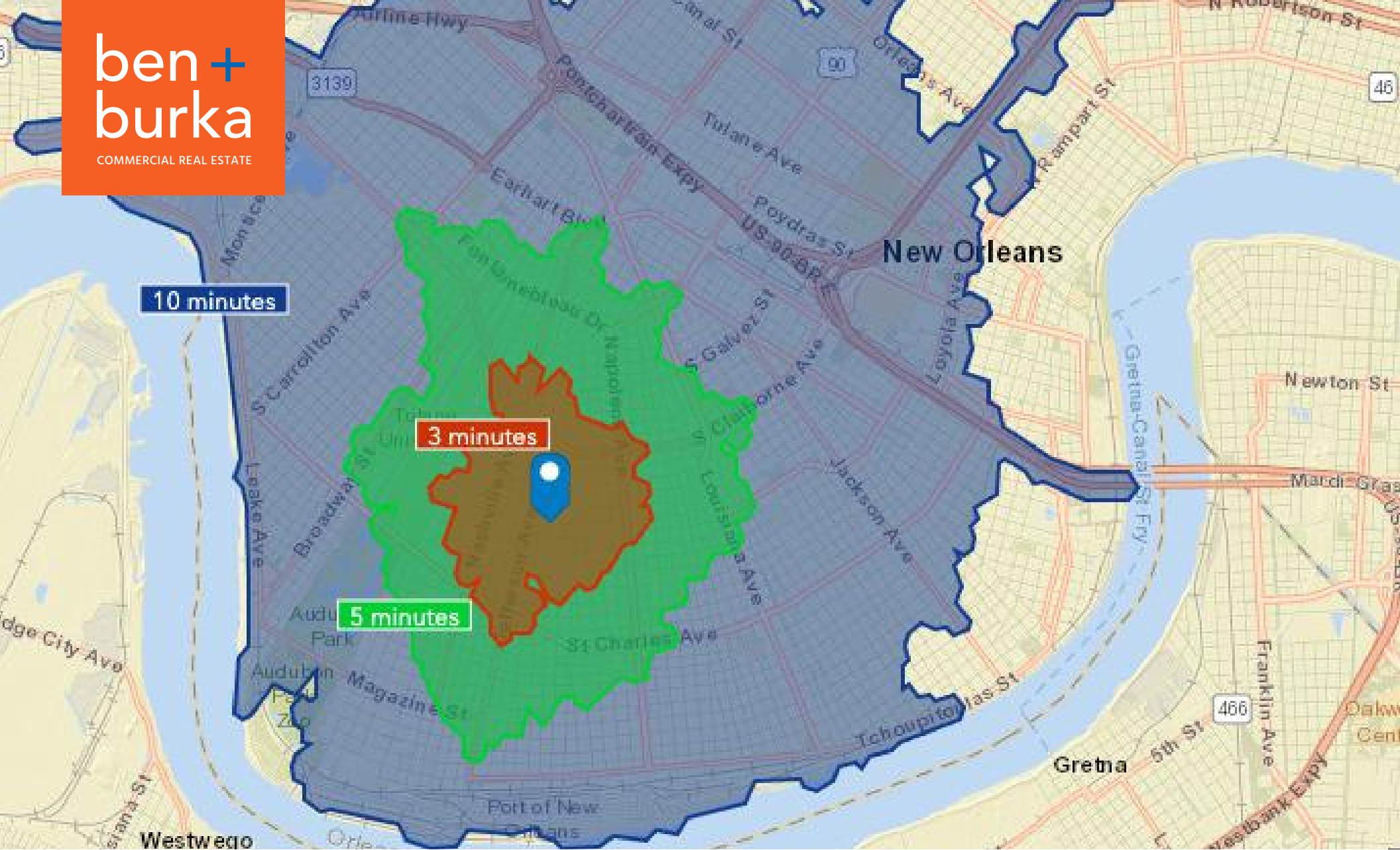


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## DRIVE TIME MAP

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For more information, please contact the Owner's exclusive representative:

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**CASEY BURKA**  
**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
casey@benburka.com

**AARON KAZANOFF**  
**AGENT**

1900 Cadiz Street, Suite A  
New Orleans, LA 70115  
504.301.1002  
aaron@benburka.com

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