



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



ben +  
burka

COMMERCIAL REAL ESTATE



## HISTORIC CENTRAL CITY BAR/RESTAURANT

1223 Baronne Street, New Orleans, LA 70113





# HISTORIC CENTRAL CITY BAR/ RESTAURANT

1223 Baronne Street, New Orleans, LA 70113

## DESCRIPTION

1223 Baronne Street is a beautiful historic Henry Howard mansion with original architectural details, originally built c. 1860. A welding shop/warehouse space was added to the property in 1948, and the space is now built out with a bar and ample dining room in the historic mansion and throughout the lush courtyard and pool. Each room is unique and houses extensive artwork and sculptural art which would be included in the lease. Offered for lease is the entire property, or the bar space can be separated from the historic home and leased separately (which could be utilized as a short term rental). The high intensity MU-2 zoning allows for a host of uses, including restaurant, bar, grocery store, and short term rental.

The property is near the Brown's Dairy Redevelopment site, the former Uglesich's Restaurant which is undergoing a redevelopment, Mais Arepas, CK Hot Shoppe, All Relation Brewing, Central City BBQ, and a number of other restaurants and retailers in Central City and the Downtown Districts.

**SIZE:** 6,220 SF

**ZONING:** MU-2

**LEASE PRICE:** \$11,500/mo

**LEASE TYPE:** NNN

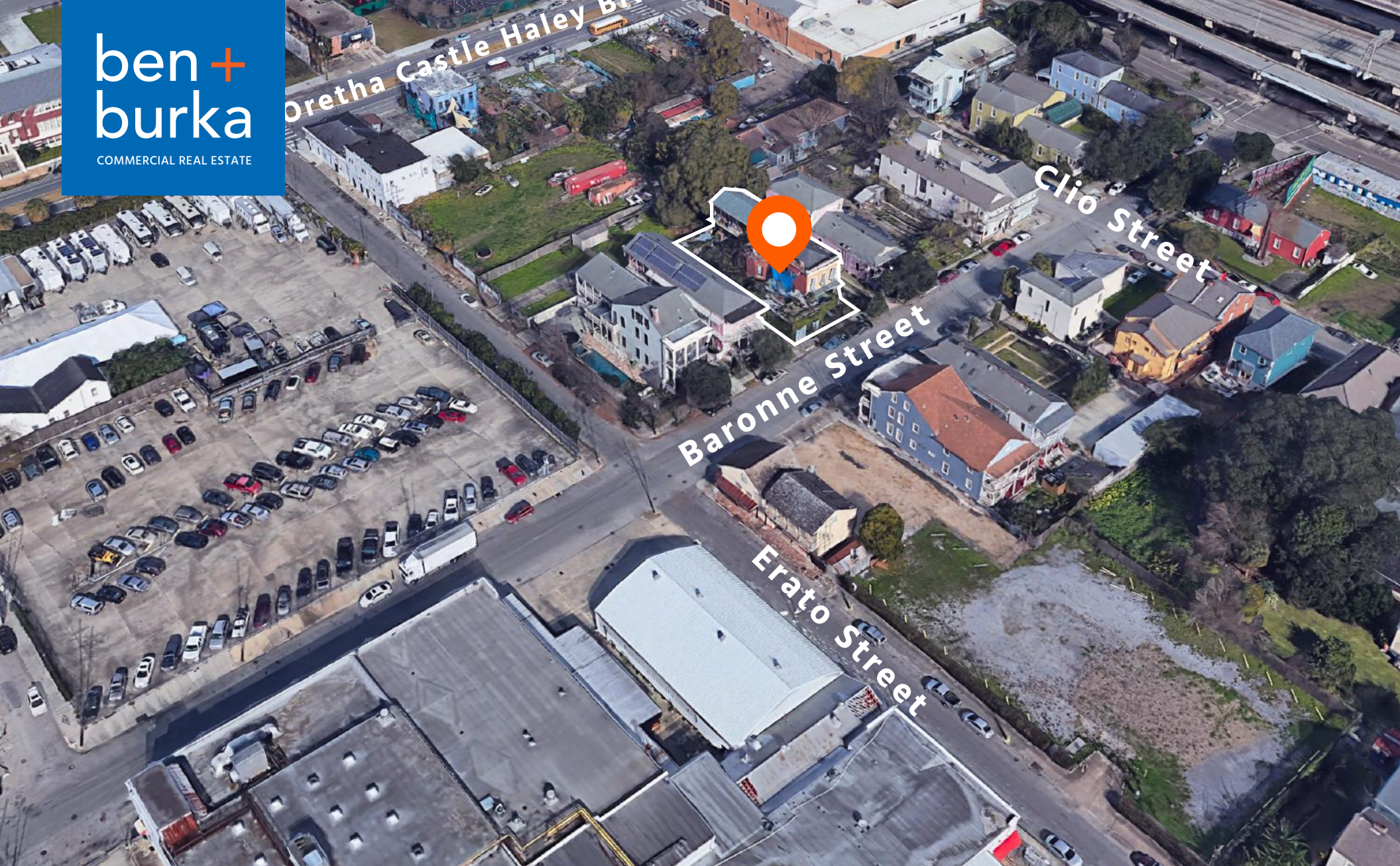
## DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	10,508	31,726	207,559
<b>AVERAGE HH INCOME</b>	\$55,893	\$63,366	\$68,726









## AERIAL VIEW



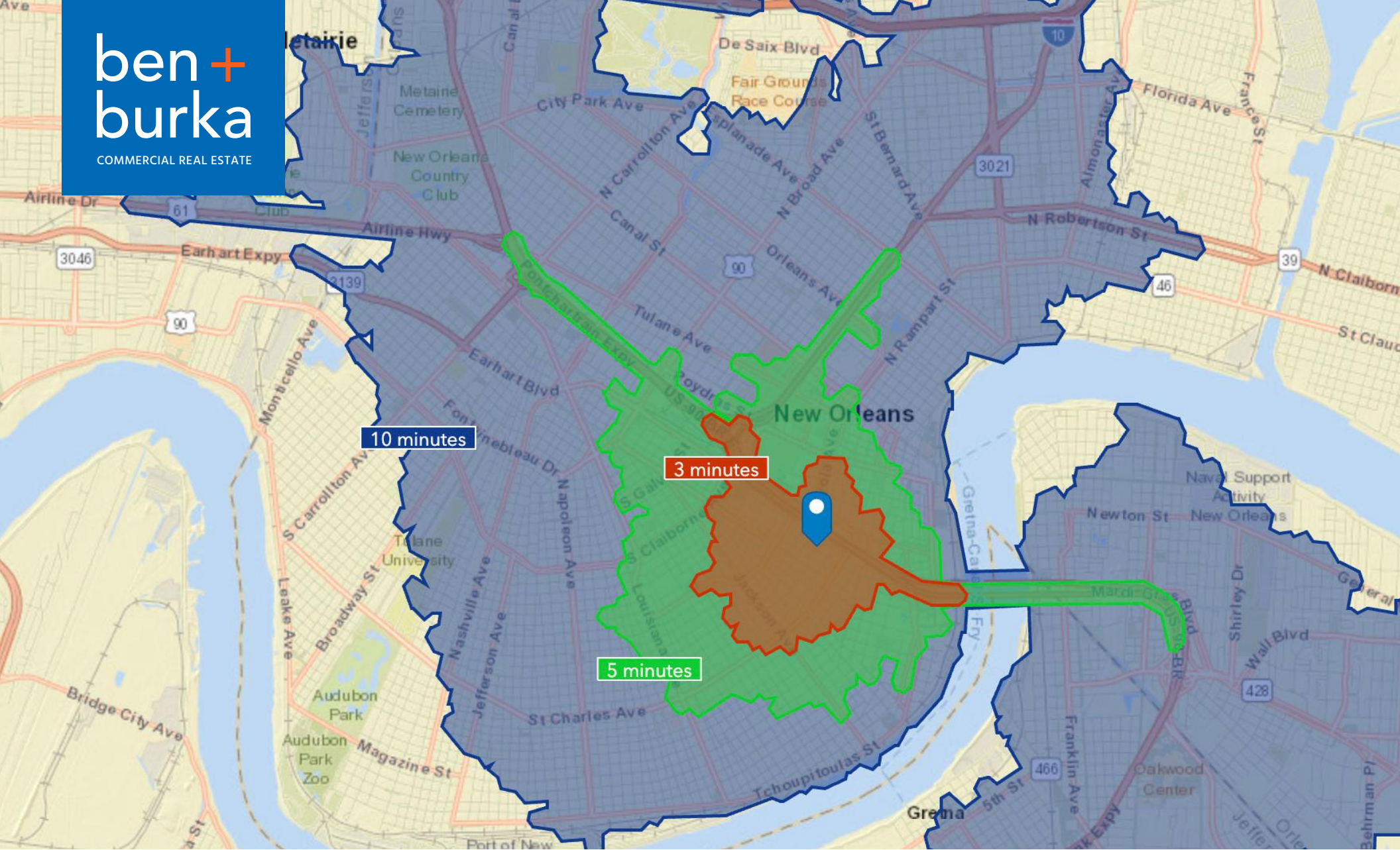
1223 Baronne Street, New Orleans, LA 70113



ben +  
burka  
COMMERCIAL REAL ESTATE







## DRIVE TIME MAP



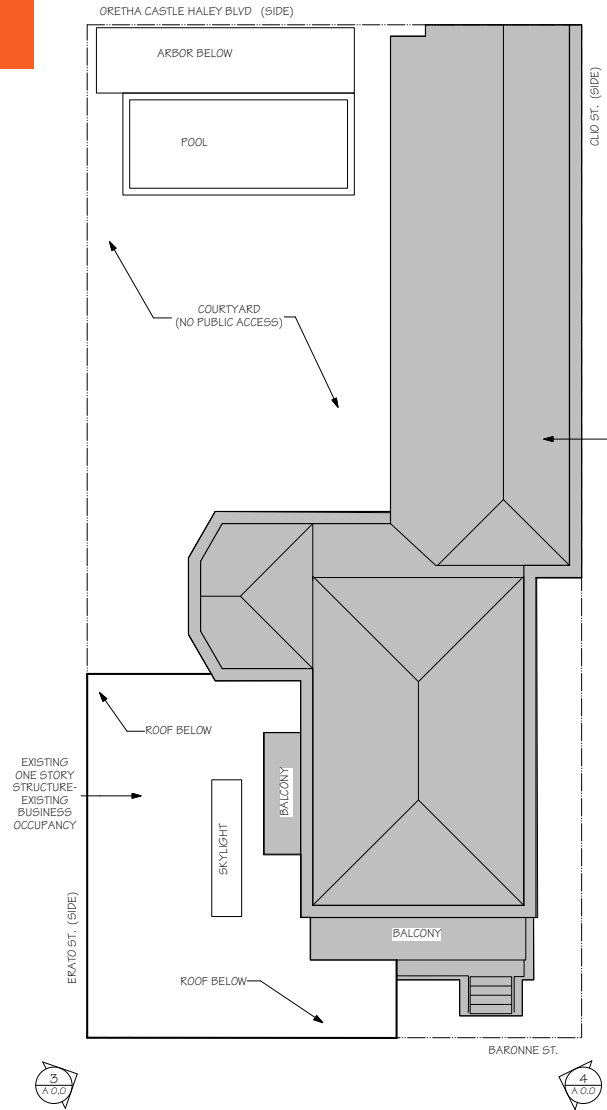
1223 Baronne Street, New Orleans, LA 70113



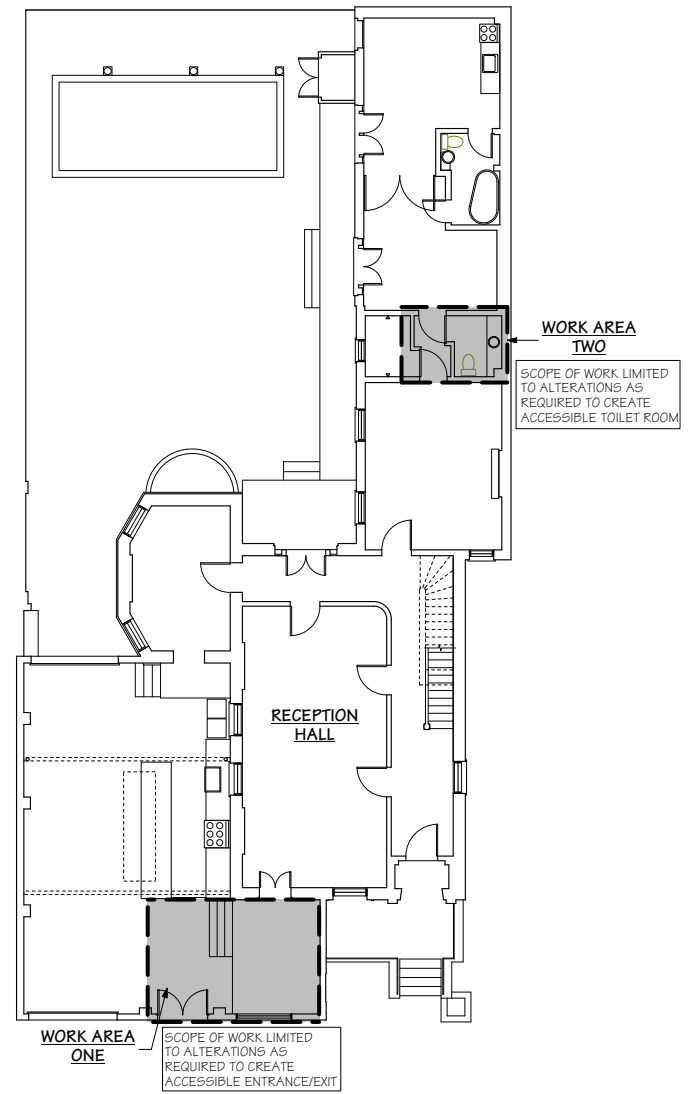
ben +  
burka  
COMMERCIAL REAL ESTATE







**1**  
A 0.0. EXISTING CONDITIONS  
1/8" = 1'-0"  
**SITE PLAN**  
PLAN NORTH



**2**  
A 0.0. WORK AREAS  
1/8" = 1'-0"  
**FIRST FLOOR PLAN**

**FLOOR PLAN**







ben +  
burka  
COMMERCIAL REAL ESTATE





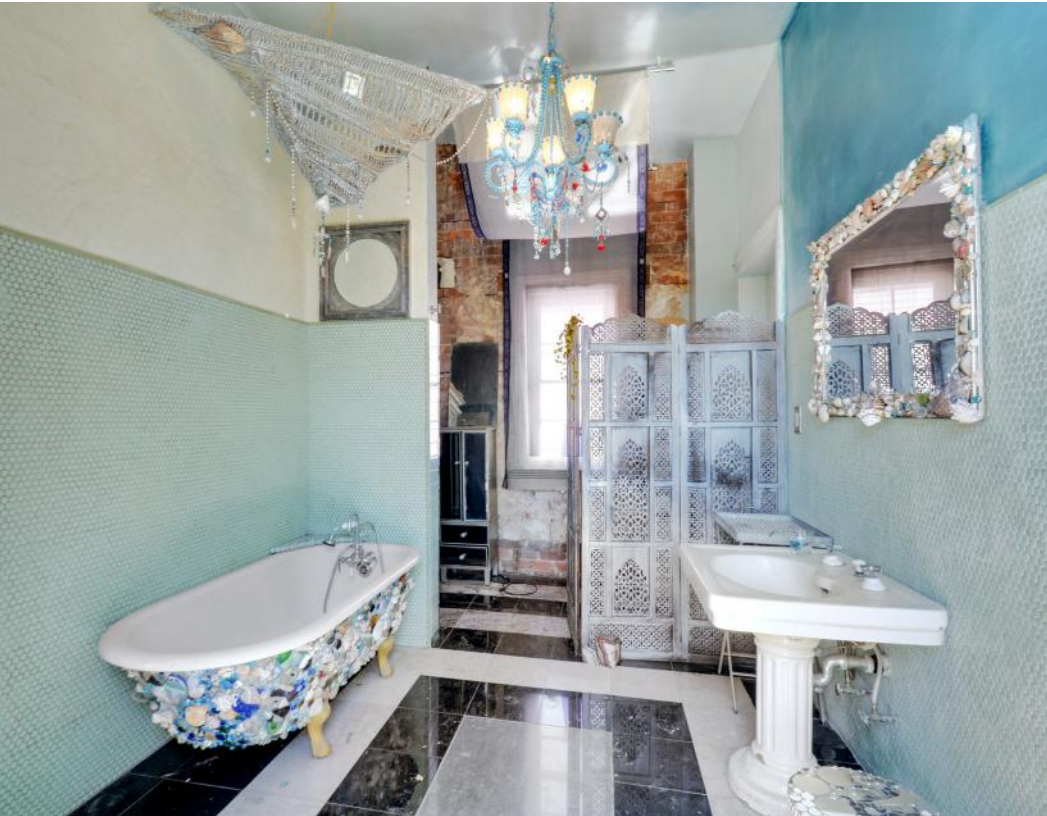




ben +  
burka  
COMMERCIAL REAL ESTATE









ben +  
burka  
COMMERCIAL REAL ESTATE





ben +  
burka  
COMMERCIAL REAL ESTATE





ben +  
burka  
COMMERCIAL REAL ESTATE





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

# ben + burka

COMMERCIAL REAL ESTATE

**CASEY BURKA**

**AGENT**

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

[casey@benburka.com](mailto:casey@benburka.com)

**AARON KAZANOFF**

**AGENT**

1900 Cadiz Street, Suite A

New Orleans, LA 70115

504.301.1002

[aaron@benburka.com](mailto:aaron@benburka.com)

— LICENSED IN THE STATE OF LOUISIANA —

The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice.



# 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: \_\_\_\_\_

