



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER VACANT COMMERCIAL

710 Poland Avenue & 4315 Royal Street, New Orleans, LA 70117



BYWATER VACANT COMMERCIAL

710 Poland Avenue & 4315 Royal Street, New Orleans, LA 70117

DESCRIPTION

4315 Royal Street and 710 Poland Avenue represents a unique acquisition opportunity in the Bywater. 710 Poland is a concrete masonry two story former residence/office. Currently, the ground floor is open warehouse space. The property features a large backyard with frontage on Poland Ave and the railroad. 4315 Royal Street is a concrete masonry one story open warehouse space with frontage on Royal Street and the railroad.

The properties are in close proximity to Bacchanal, Parleux Beer Lab, Jack Dempseys, The Joint, Vaughan's Lounge, Bar Redux, and a host of restaurants and bars.

The HMC-2 zoning allows for a multitude of commercial uses, including bar, retail, office, restaurant, etc..

The properties are available either separately or as a package.

710 Poland:

- \$825,000
- 2,325 sf (bldg)
- 9,407 sf (land)

4315 Royal:

- \$250,000
- 1,419 sf (bldg)
- 2,079 sf (land)

TOTAL PRICE: \$1,075,000

ZONING: HMC-2

DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	12,690	52,225	161,981
AVERAGE HH INCOME	\$51,460	\$52,472	\$52,176

ben + burka

COMMERCIAL REAL ESTATE



POINTS OF INTEREST MAP

📍 710 Poland Avenue & 4315 Royal Street, New Orleans, LA 70117

Lesseps Street

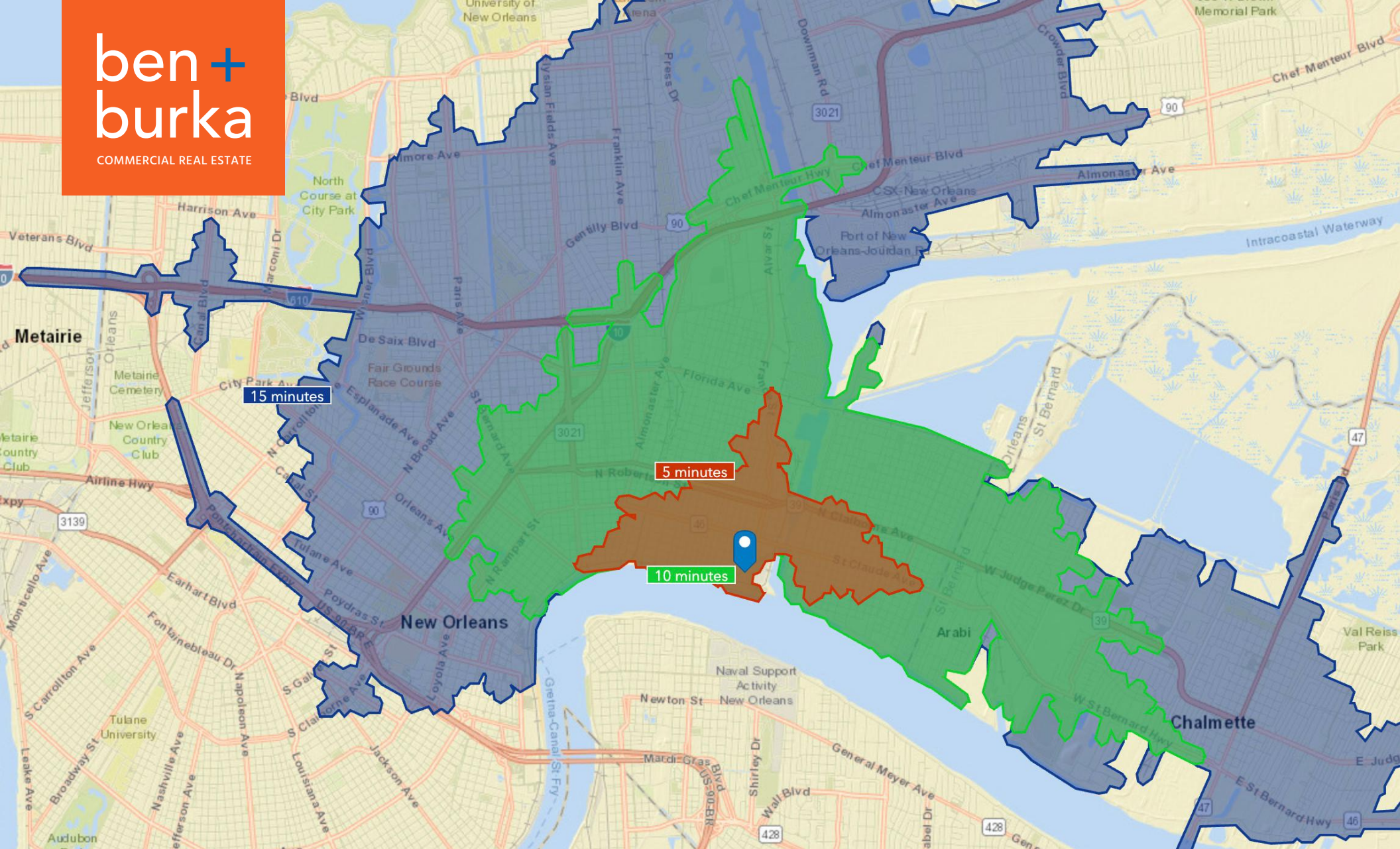
Royal Street

Poland Avenue



ben +
burka
COMMERCIAL REAL ESTATE





DRIVE TIME MAP



710 Poland Avenue, New Orleans, LA 70117



ben +
burka
COMMERCIAL REAL ESTATE





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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF
AGENT

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

BEN JACOBSON
AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
ben@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.