



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002

ben +
burka

COMMERCIAL REAL ESTATE



CENTRAL CITY WAREHOUSE / BAR

1401 Baronne Street, New Orleans, LA 70113



CENTRAL CITY WAREHOUSE / BAR

1401 Baronne Street, New Orleans, LA 70113

DESCRIPTION

1401 Baronne Street, formerly All Relation Brewing, is fully built out with a large production warehouse and a beautiful bar space, along with a large partially covered outdoor courtyard space. The property was fully renovated in 2018, with ~3,000 SF of warehouse brew space and ~2,000 SF of impeccably finished bar/ retail space. 3-phase power and gas service run to the property. The building has a hard-lined gas generator and a boiler system in place. Equipment is not included in the advertised sales price but may be included for an additional cost.

The property is located in Central City, just a short walk from the downtown districts. The high-intensity MU-2 zoning allows for a multitude of uses by-right, including bar, brewery, distillery, restaurant, short-term rentals, among others.

SALE PRICE: \$1,675,000

ZONING: MU-2

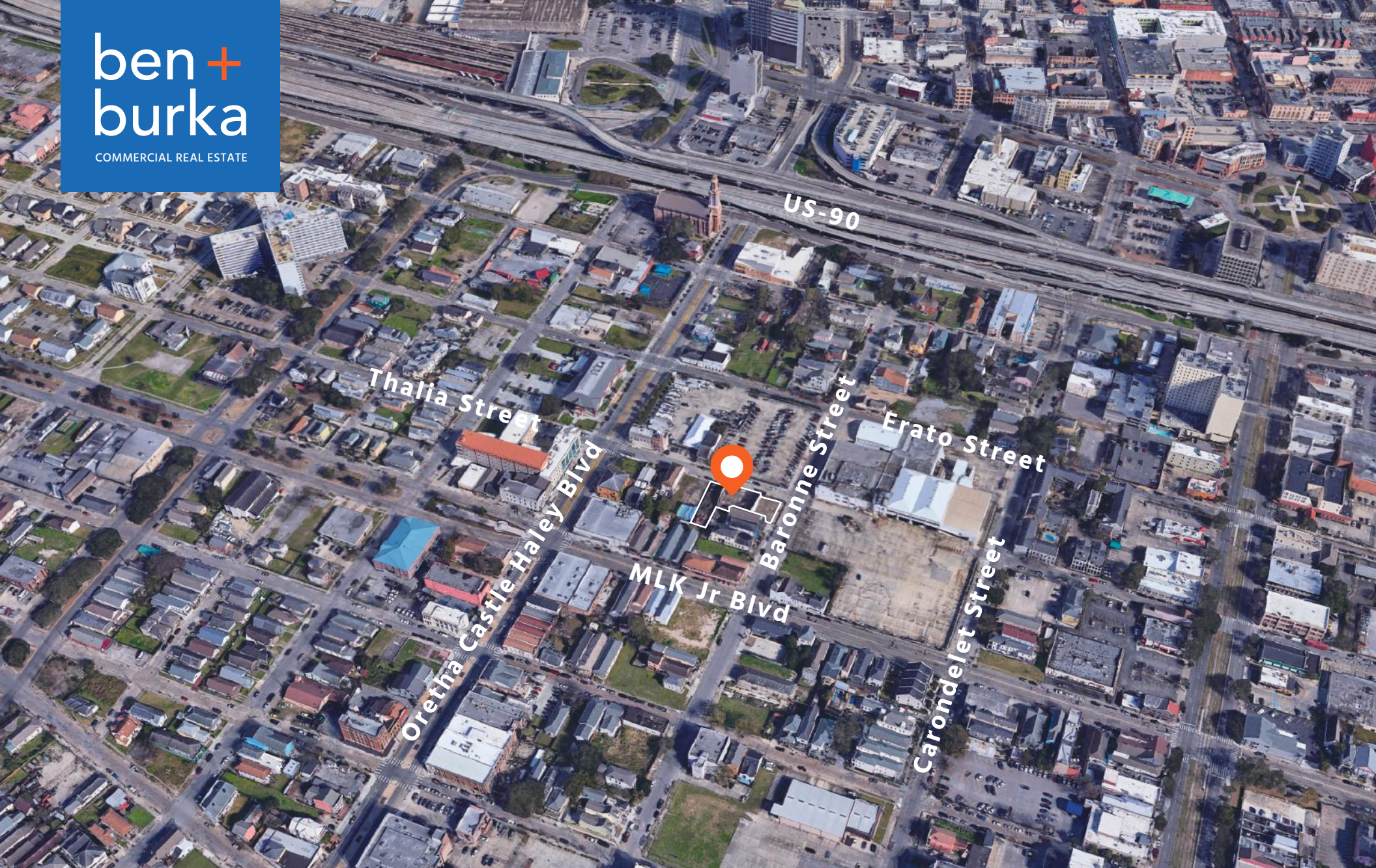
LAND SIZE: 12,461 SF

BUILDING SIZE: 5,144 SF

DEMOGRAPHICS

2020 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	11,034	31,338	208,873
AVERAGE HH INCOME	\$54,780	\$64,113	\$68,699





AERIAL VIEW

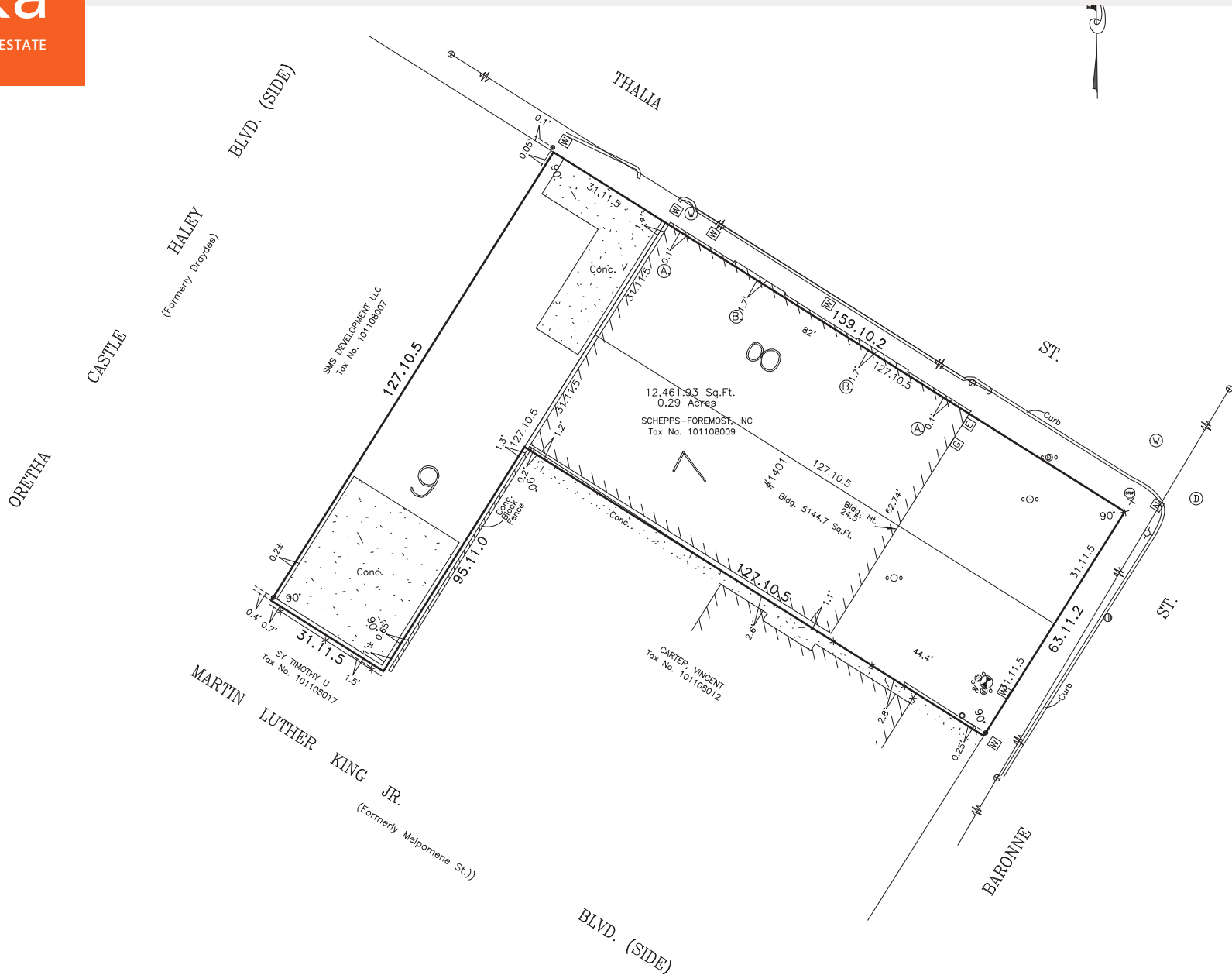


1401 Baronne Street, New Orleans, LA 70113

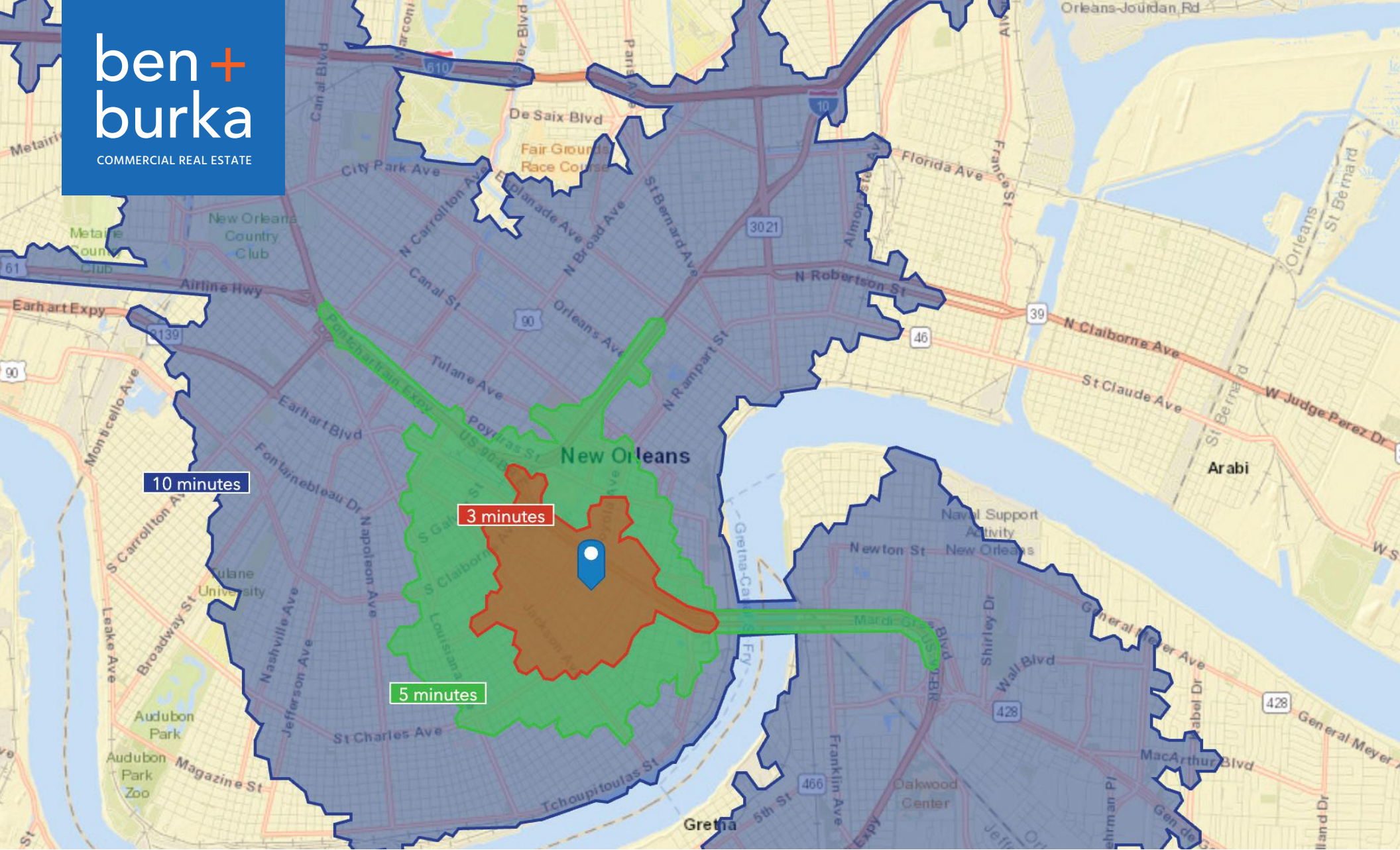
ben +
burka

COMMERCIAL REAL ESTATE









DRIVE TIME MAP



1401 Baronne Street, New Orleans, LA 70113



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

AARON KAZANOFF

AGENT

1900 Cadiz Street, Suite A
New Orleans, LA 70115
504.301.1002
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: _____

