



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER MIXED-USE

710 Poland Avenue, New Orleans, LA 70117



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DESCRIPTION

Recently improved with structural updating throughout, 710 Poland is available for sale. Approximately 2,400 SF of white box ground floor commercial space, along with a framed out 2 bedroom/2 bath residential unit on the second floor and an enormous ~7,000 SF yard is available. The property is ~70% completed, with the following improvements finished: complete ceiling/attic/wall rebuild, termite abatement, masonry repair and tuckpointing interior and out, new gutters and downspouts, new roof structure, new HVAC and ducting, new electrical system throughout, and full architectural drawings available for several different proposed uses. The property is sold as is. The ground floor space is ideally situated with yard access, and perfect for bar, restaurant, tap-room, retail, events, etc. The subject property is located outside of the live music restriction zone in the Bywater.

The property is 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 short term rental, retail, office, restaurant, conditional use for bar, etc.

BUILDING SIZE: 4,764

LAND SIZE: 9,407

PRICE: \$749,000

ZONING: HMC-2

DEMOGRAPHICS

DEMOGRAPHICS	5 minutes	10 minutes	15 minutes
ESTIMATED POPULATION	12,104	54,065	184,708
AVERAGE HH INCOME	\$67,901	\$64,165	\$68,216

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POINTS OF INTEREST MAP

710 Poland Avenue, New Orleans, LA 70117

Lesseps Street

Royal Street

Poland Avenue



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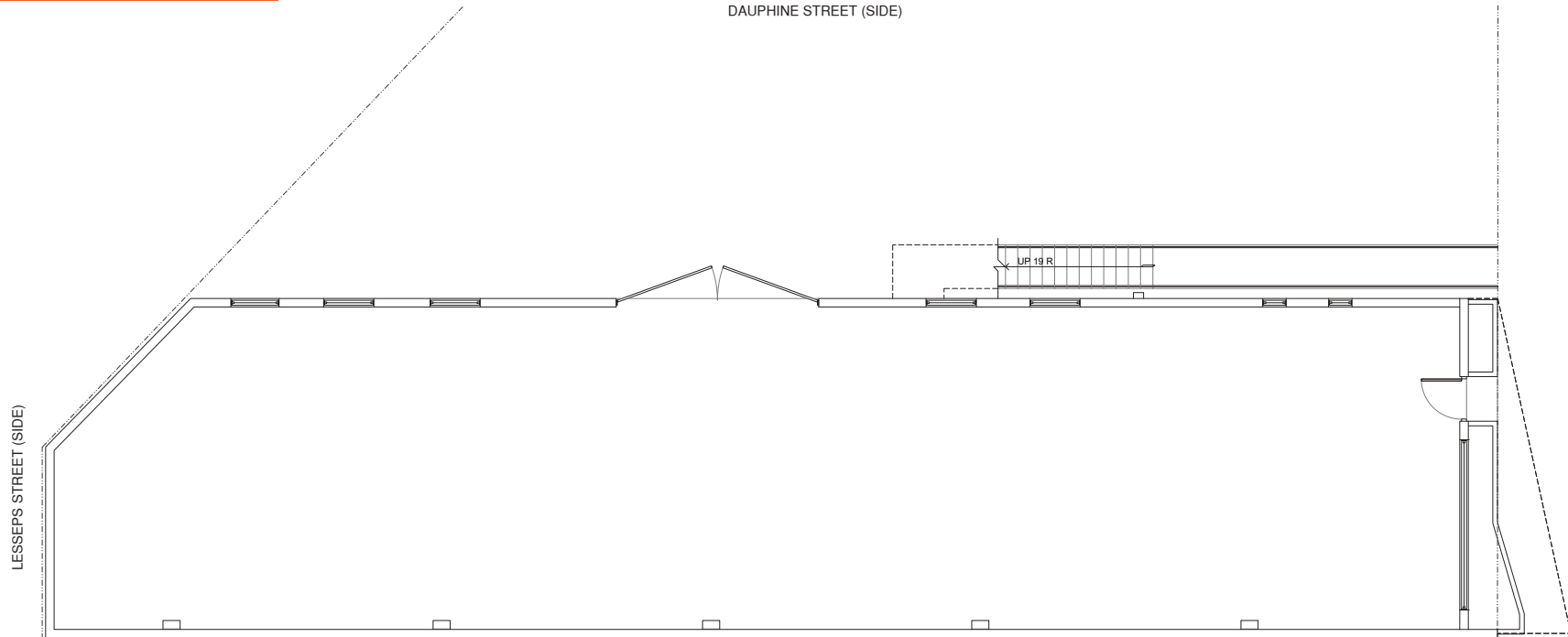


DAUPHINE ST SIDE



ROYAL ST

SITE PLAN



1 EXISTING FIRST FLOOR PLAN

ROYAL STREET (SIDE)

1/8" = 1'
0' 2' 4' 8'



DATE: 10/1/2021

REVISED:

FILE: 710 Poland - 1B.dwg

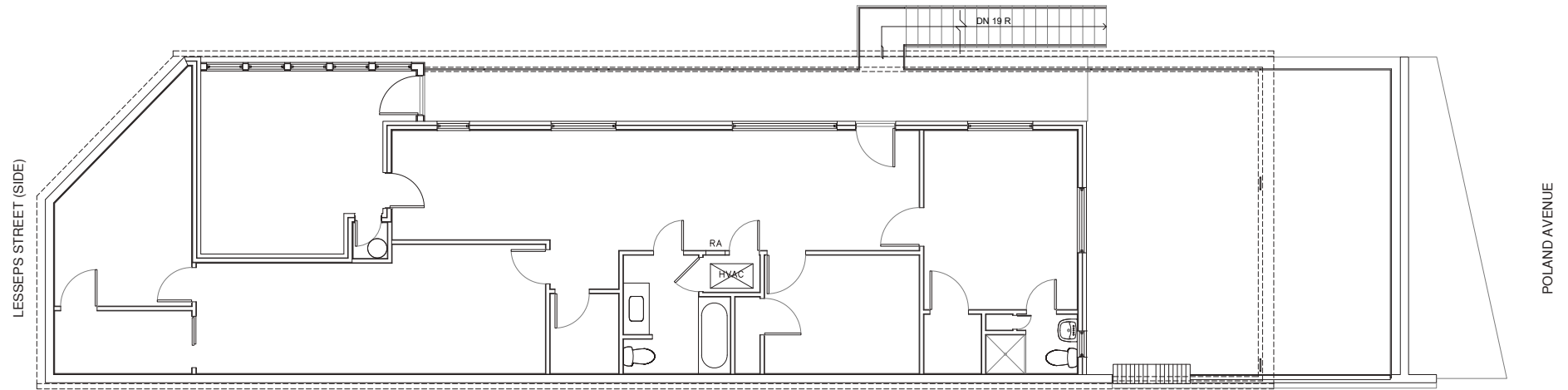
SHEET 1 OF 5
A-1

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A PROFESSIONAL ARCHITECTURE COMPANY
D.B.A. RICK FIFIELD, ARCHITECT

POLAND AVENUE

710 POLAND AVENUE
NEW ORLEANS, LA 70117

DAUPHINE STREET (SIDE)

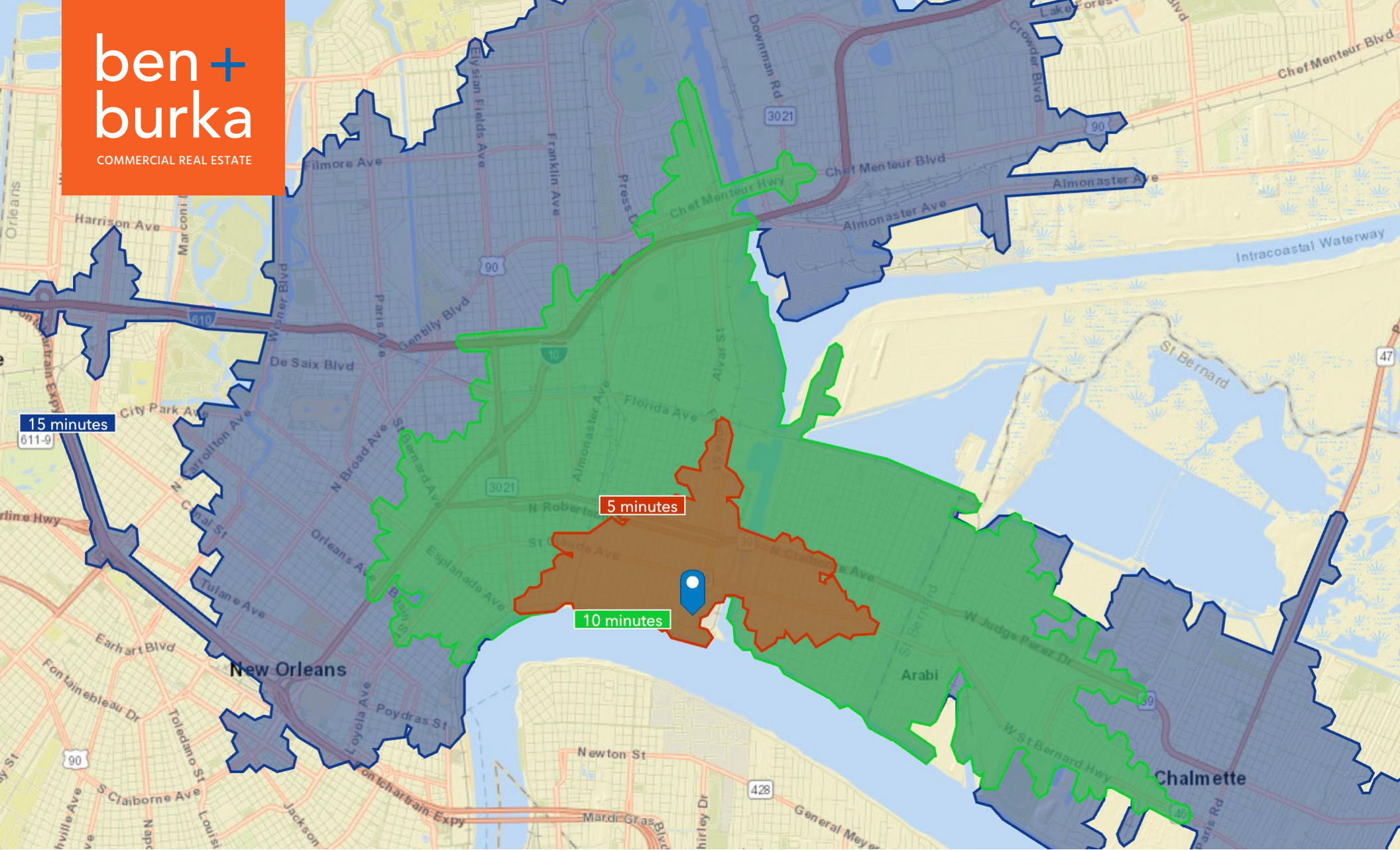


1 EXISTING SECOND FLOOR PLAN

ROYAL STREET (SIDE)

1/8" = 1'
0' 2' 4' 8' X

SECOND FLOOR PLAN



DRIVE TIME MAP



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

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