

ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002





TROPHY ST. CHARLES MIXED-USE FOR SALE

2854 St. Charles Ave, New Orleans, LA 70115



TROPHY ST. CHARLES MIXED-USE FOR SALE

2854 St. Charles Ave, New Orleans, LA 70115

DESCRIPTION

Exceptionally renovated in 2016 with high-end finishes and fixtures throughout, 2854 St. Charles Avenue offers an incredible piece of real estate in an incredible location. The 6 unit mixed-use property sits right on the streetcar line and Mardi Gras parade route, on oak-lined St. Charles Avenue. The property contains 5 residential units along with one of the only commercial spaces fronting St. Charles Avenue in the Garden District. Two of the apartments feature balconies overlooking the parade route, while additional units feature frontage on Sixth Street and several courtyards for private outdoor space. The commercial tenant, Gracious Bakery, recently renewed its lease at the location. The commercial space has a license in place to sell beer and wine for off-premise consumption.

The property is in close proximity to Hot Tin, Commander's Palace, Tracey's, Molly's Rise and Shine, Delachaise Wine Bar, Superior Seafood, and a host of other established restaurants and retailers.

PRICE: \$2,495,000

CAP: 6.07%

SIZE: 7,180 SF

2021 NOI: \$151,388

2022 DEMOGRAPHICS

	3 minute	5 minute	10 minute
POPULATION	14,944	40,669	123,129
AVERAGE HH INCOME	\$97,587	\$89,597	\$91,532



ben +
burka

COMMERCIAL REAL ESTATE



ben + burka

COMMERCIAL REAL ESTATE



ben +
burka

COMMERCIAL REAL ESTATE



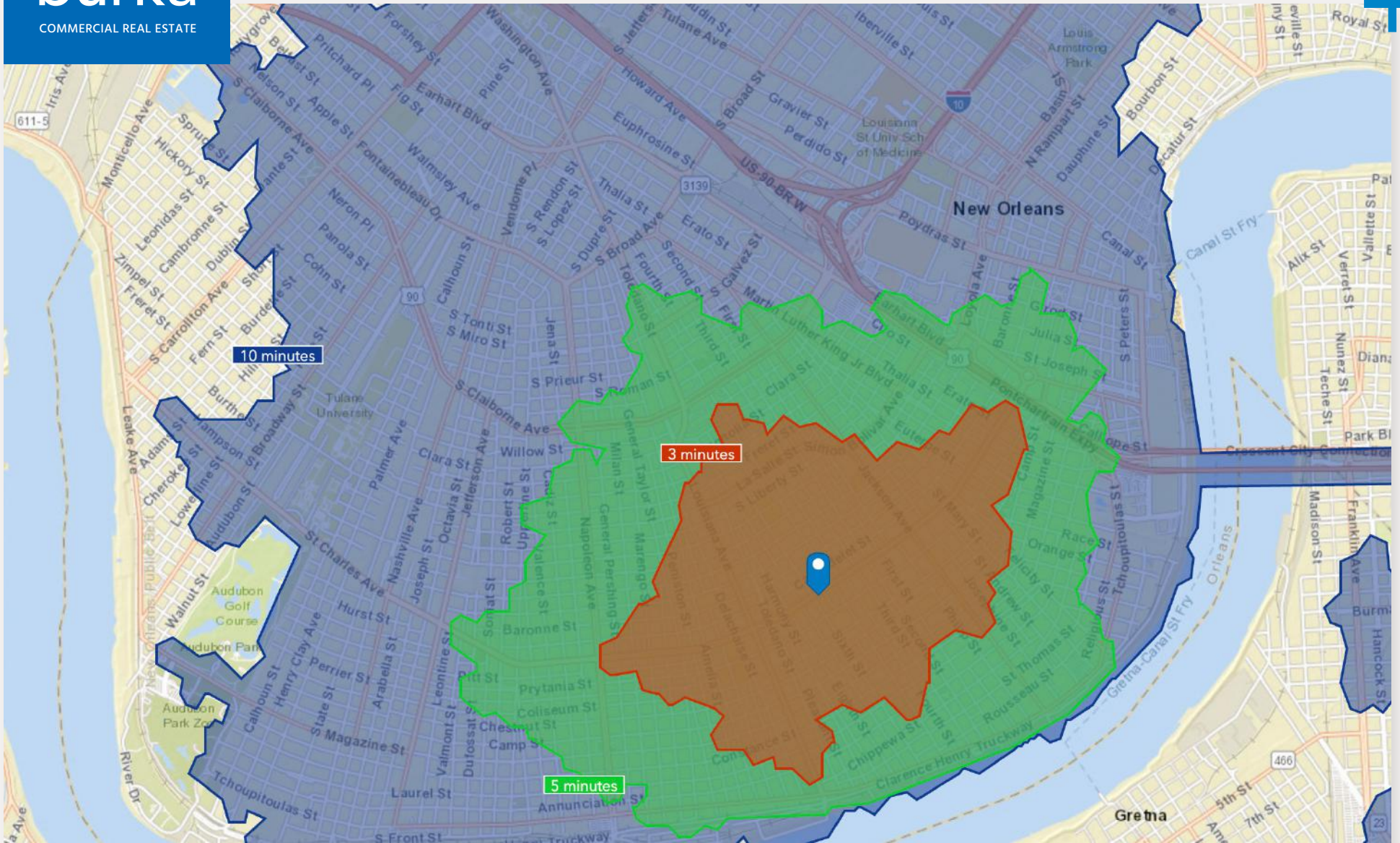


Unit	Tenant	Bedrooms	Baths	Monthly Rent	Term	Notes
Commercial (2854)	Gracious Bakery	n/a	1	\$4,250.00	1/1/2016 - 2/28/2027	NNN Lease. Recent renewal to 2027
A	Residential	2	1	\$2,150.00	7/1/2019 - 6/30/2022	Moving out at end of term
B	Residential	2	2	\$2,700.00	7/1/2020 - 6/30/2023	Recent renewal for another year (expires 2023).
C	Residential	1	1	\$1,950.00	3/8/2021 - 3/8/2023	
D	Residential	1	1	\$1,800.00	10/1/2020 - 9/30/2022	
E	Residential	3	2.5	\$4,000.00	9/16/2021 - 6/16/2022	Moving out at end of term, listed on the market
Total		9	8.5	\$16,850.00		

RENT ROLL



FLOOR PLANS



DRIVE TIME MAP

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

ben + burka

COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

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

CASEY BURKA

OWNER/AGENT

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

CAMERON TVEIT

AGENT

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