



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



MAGAZINE STREET MIXED-USE INVESTMENT

5235 Magazine Street, New Orleans, LA 70115



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5235 Magazine Street, New Orleans, LA 70115

DESCRIPTION

Positioned on the corner of Bellecastle and Magazine Streets, 5235 Magazine Street offers a mixed-use investment property for sale. The ground floor studio/retail space is leased on a long-term basis to fitness studio barre 3. Their ~2,000 SF space features a large open studio with storefront glass and classic corner entrance, sound insulated ceiling construction, retail space, and plenty of storage. One 1 bedroom and one 2 bedroom apartment occupy the upstairs of the property and are both recently updated and well finished. The property includes 2 reserved parking spaces for the residential tenants and plenty of street parking for the retail space. Current rents at the property are below market allowing upside for future owners.

The property is in close proximity to Henry's Uptown Bar, Tito's Ceviche, Audubon Park, Guy's Poboys, PJ's Coffee, and a number of other easily walkable local and national establishments.

BLDG SIZE: 3,601 SF

SALE PRICE: \$2,100,000

LAND SIZE: 3,360 SF

ZONING: HU-B1

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	13,219	35,568	110,188
AVERAGE HH INCOME	\$126,222	\$109,288	\$105,585





Jefferson

Napoleon

Magazine

Magazine

A large blue-bordered box containing a grid of logos for various businesses. The logos are arranged in three rows and three columns:

- Row 1: SABA, bluemercury, pinkberry Frozen yogurt
- Row 2: KENDRA SCOTT, WHOLE FOODS MARKET, jeantherapy
- Row 3: DISTRICT, W, PJ's COFFEE of new orleans

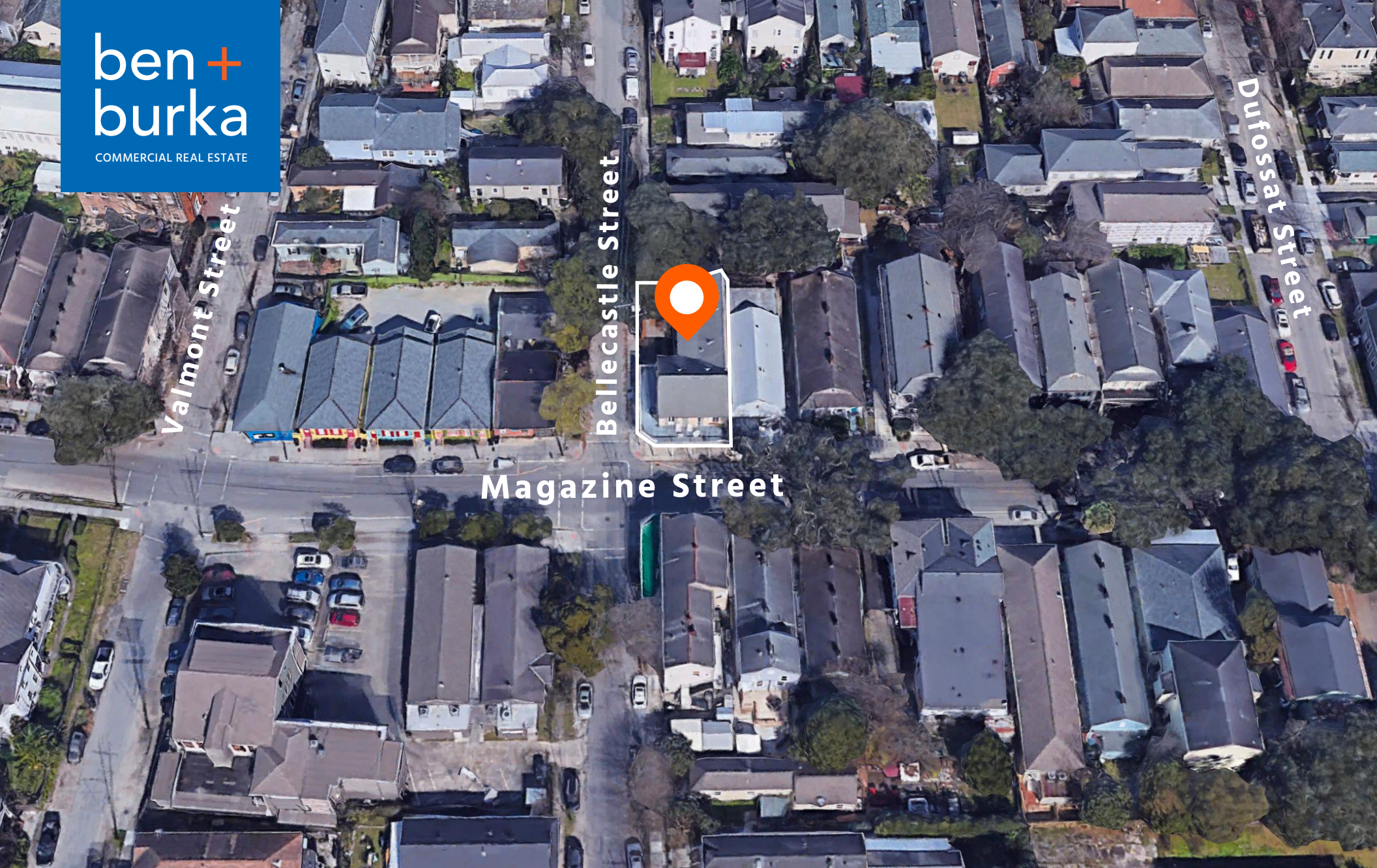


AERIAL VIEW

📍 5235 Magazine Street, New Orleans, LA 70115

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Magazine Street

AERIAL VIEW

 5235 Magazine Street, New Orleans, LA 70115



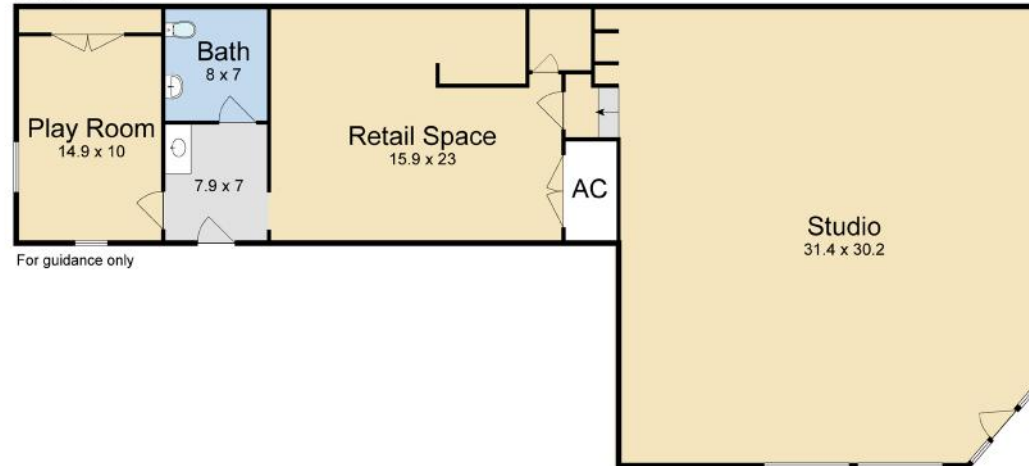
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2nd Floor



1st Floor



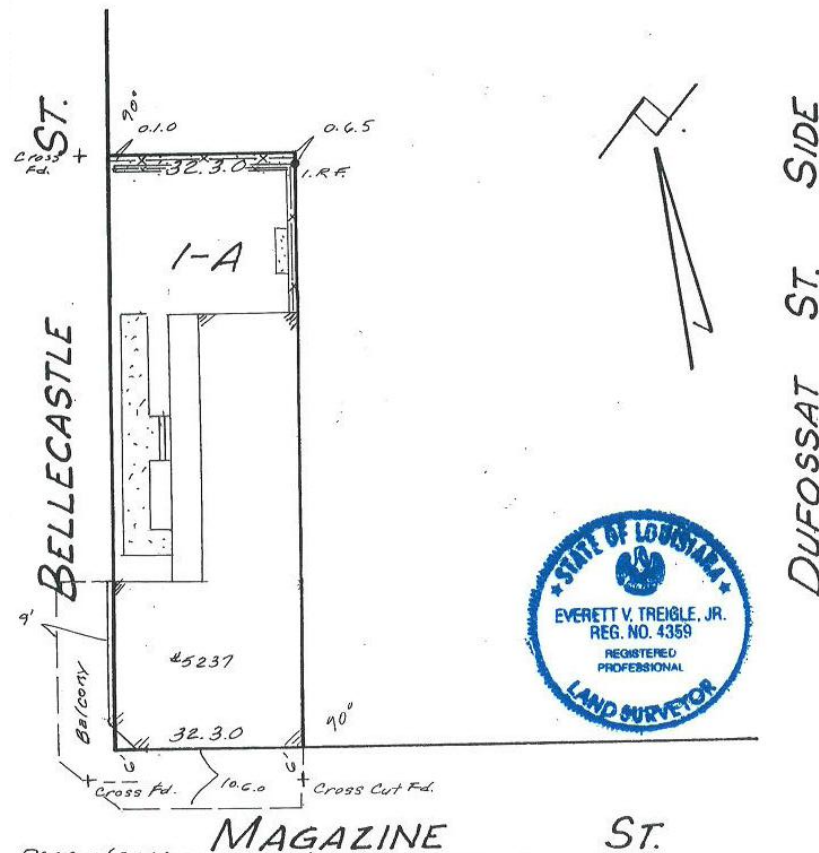
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Sq. No. 241, AVART
SIXTH DISTRICT

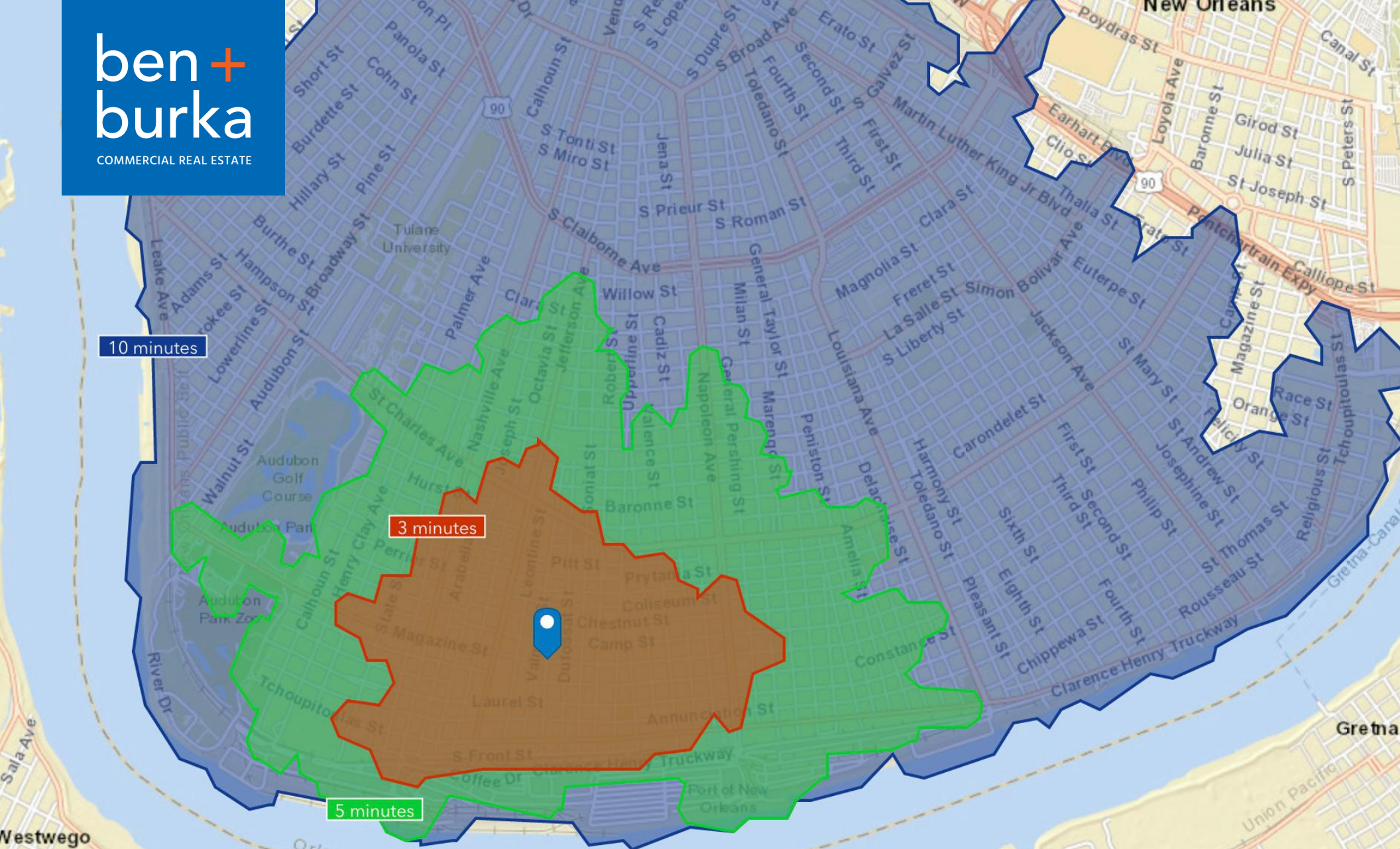
ORLEANS PARISH
NEW ORLEANS, LA

CAMP ST. SIDE



MAGAZINE ST.

December 14, 2004. Found as shown. *Everett Treigle, Jr.*
March 24, 2009. Found as shown. *Everett Treigle, Jr.*
December 5, 2003. Found as shown. *Everett Treigle, Jr.*



DRIVE TIME MAP

 5235 Magazine Street, New Orleans, LA 70115

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

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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: _____

