

The background of the image is a monochromatic blue-tinted photograph of a city street. On the left, a large, ornate church with multiple spires and a central clock face is visible. In the foreground, there are ornate street lamps. On the right, a large equestrian statue of a man on a horse stands on a stone pedestal. The overall scene is a classic urban setting.

# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## MID-CITY COMMERCIAL

116 S. Norman C. Francis Pkwy, New Orleans, LA 70119



## MID-CITY COMMERCIAL

116 S. Norman C. Francis Pkwy, New Orleans, LA 70119

### DESCRIPTION

Located just off the corner of Canal and Norman C. Francis Pkwy, 116 S. Norman Francis offers nearly 4,400 SF of commercial space over two floors. Currently, the ground floor 3 bedroom/2 bath unit is leased at \$1,950/month. The upstairs is an unoccupied 4 bedroom/2.5 bath unit, featuring original hardwood floors and ornate historic detailing, high ceilings, ample natural light, and rich wood accents throughout. Additionally, there is a ~600 SF unfinished portion of the ground floor that could easily be finished out as a 1-bedroom apartment or small commercial use for additional income.

The zoning allows for a host of uses including short-term rental, office, retail, etc. The property is in close proximity to a host of bars, restaurants, and retailers, as well as being located just off the street-car line and Mardi Gras parade route.

**BLDG SIZE:** 4,390 SF

**SALE PRICE:** \$875,000 (\$199.32/SF)

**LAND SIZE:** 3,915 SF

**ZONING:** HU-MU

### DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	16,306	43,276	203,132
<b>AVERAGE HH INCOME</b>	\$74,390	\$72,893	\$92,481



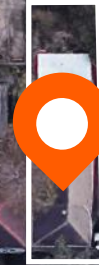


## AERIAL VIEW



116 S. Norman C. Francis Pkwy, New Orleans, LA 70119



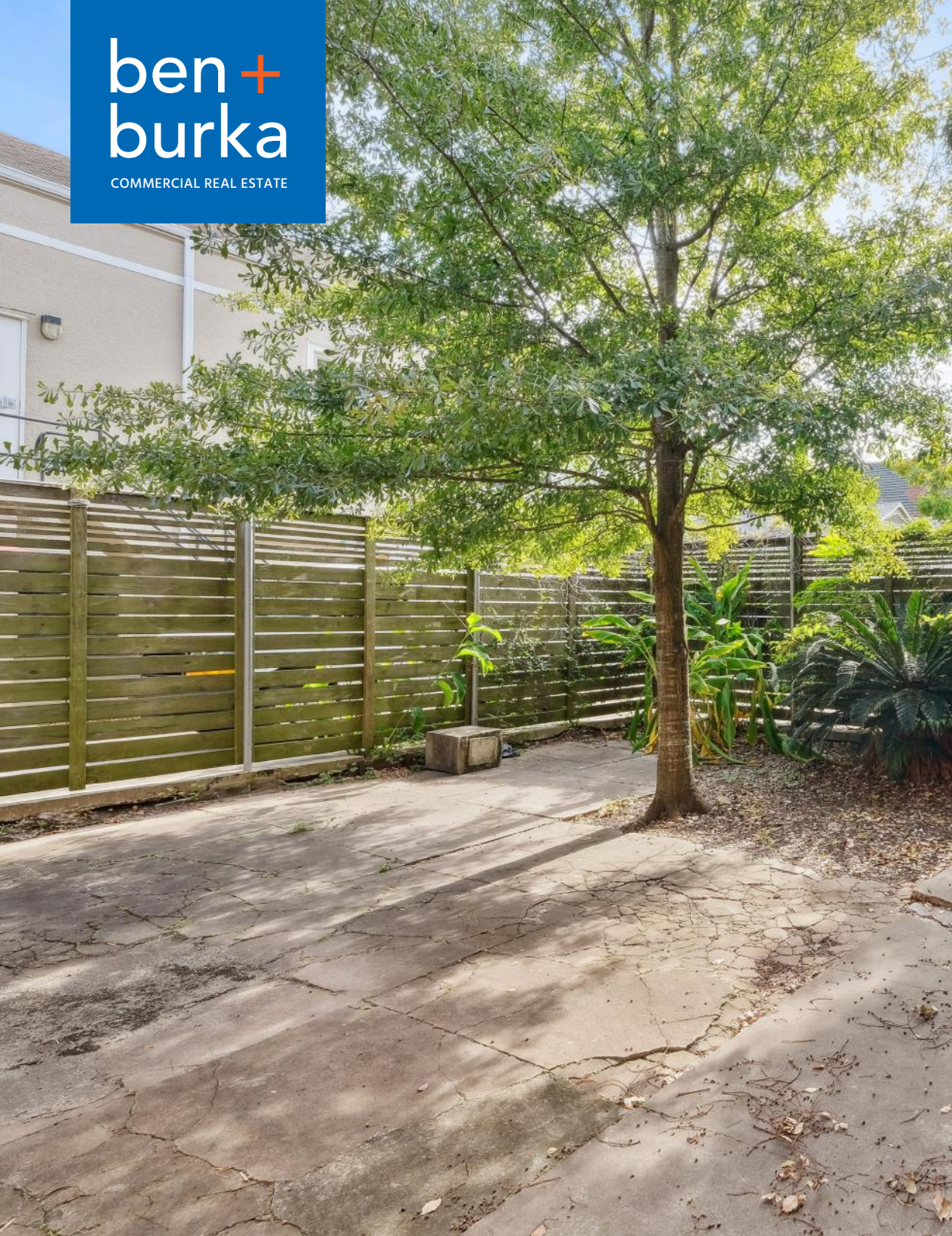


Canal Blvd

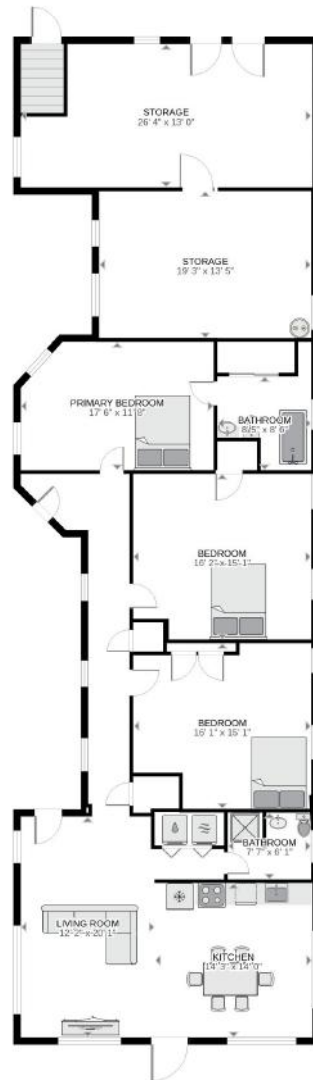
Norman C. Francis Pkwy

## AERIAL VIEW

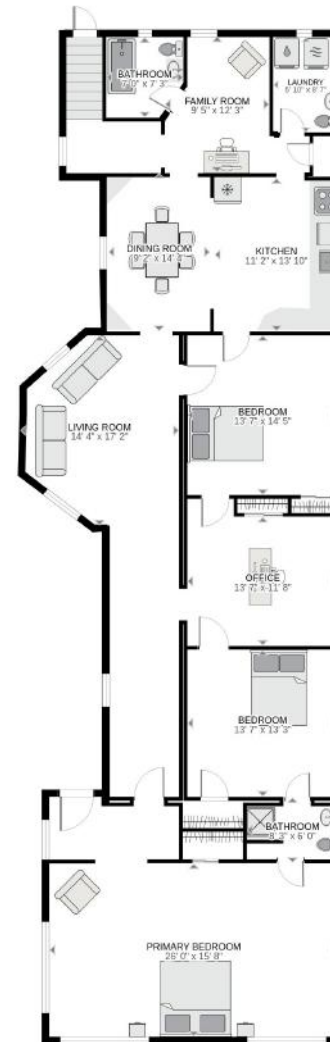
📍 116 S. Norman C. Francis Pkwy, New Orleans, LA 70119





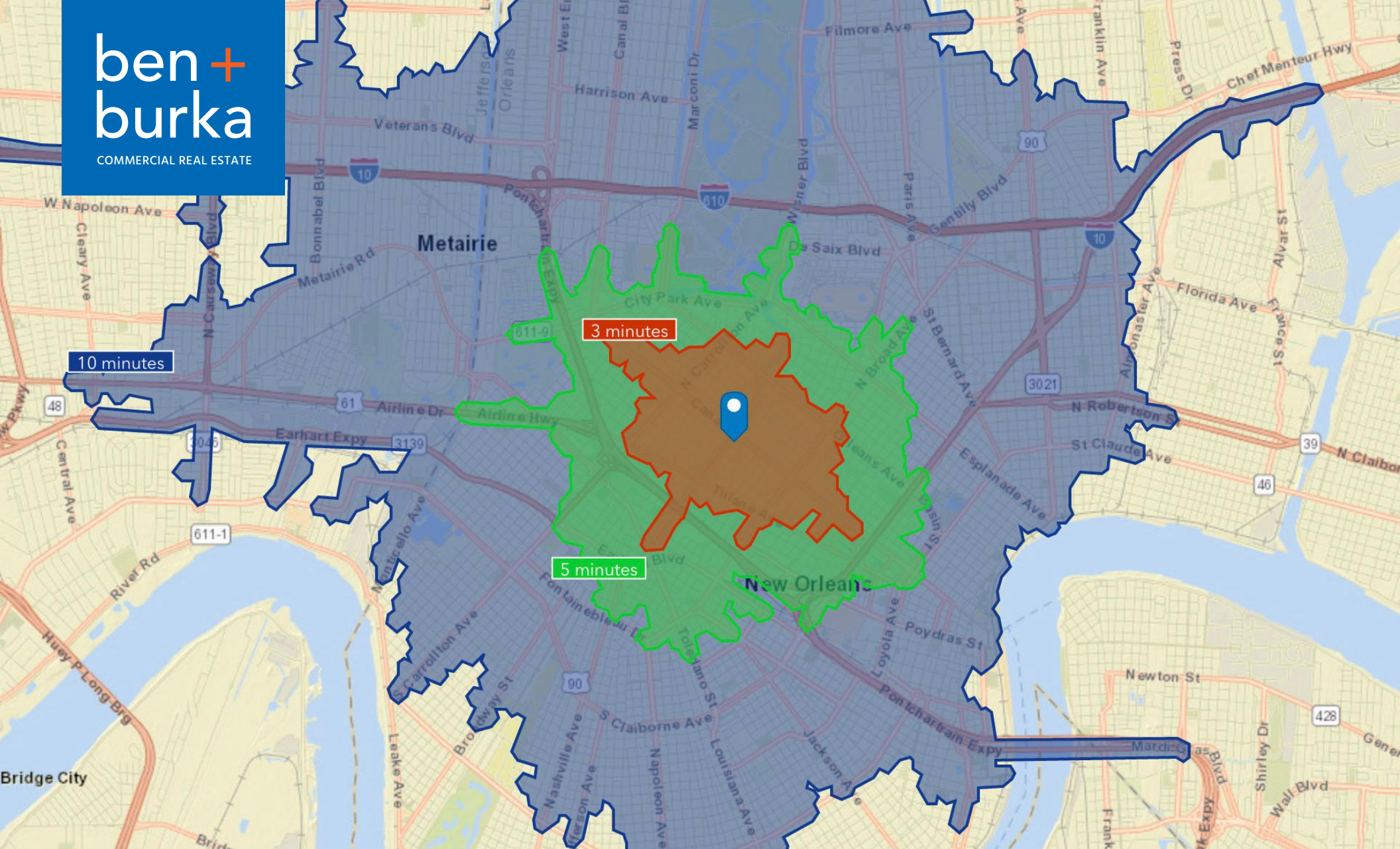


Ground Floor



2nd Floor





## DRIVE TIME MAP

📍 116 S. Norman C. Francis Pkwy, New Orleans, LA 70119

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

# ben + burka

COMMERCIAL REAL ESTATE

**AARON KAZANOFF**  
**AGENT**

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

# 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:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

Seller/Lessor:

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Licensee: \_\_\_\_\_

Date: \_\_\_\_\_

