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COMMERCIAL REAL ESTATE

+ 504.301.1002



TREME COMMERCIAL / SHORT-TERM RENTAL

1401 Governor Nicholls Street, New Orleans, LA 70116



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DESCRIPTION

Available for purchase, 1401 Governor Nicholls offers a furnished and operating short-term rental with successful rental history along with an expansive ground floor retail, office, or restaurant space that is currently vacant. The upstairs 4-bedroom STR stays well rented and was recently renovated and in excellent condition. The ground floor space, which was formerly a corner store with kitchen in the rear, features soaring high ceilings, exposed wood trusses, historic corner entrance, private rear room, and is currently in white-box condition. The property has a new roof. The offering is ideal for an owner/operator looking for additional income from the existing STR, or an investor looking to capitalize on the income from both spaces. Detailed financials are available upon request from qualified purchasers.

The property is located in Treme, just one block off of Esplanade and a short 5 minute walk from the French Quarter. The space is in close proximity to a number of restaurants, retailers, historic New Orleans establishments, and all the bars and attractions of the French Quarter which makes this such a desirable short-term rental operation.

BLDG SIZE: 4,510 SF

SALE PRICE: \$950,000.00

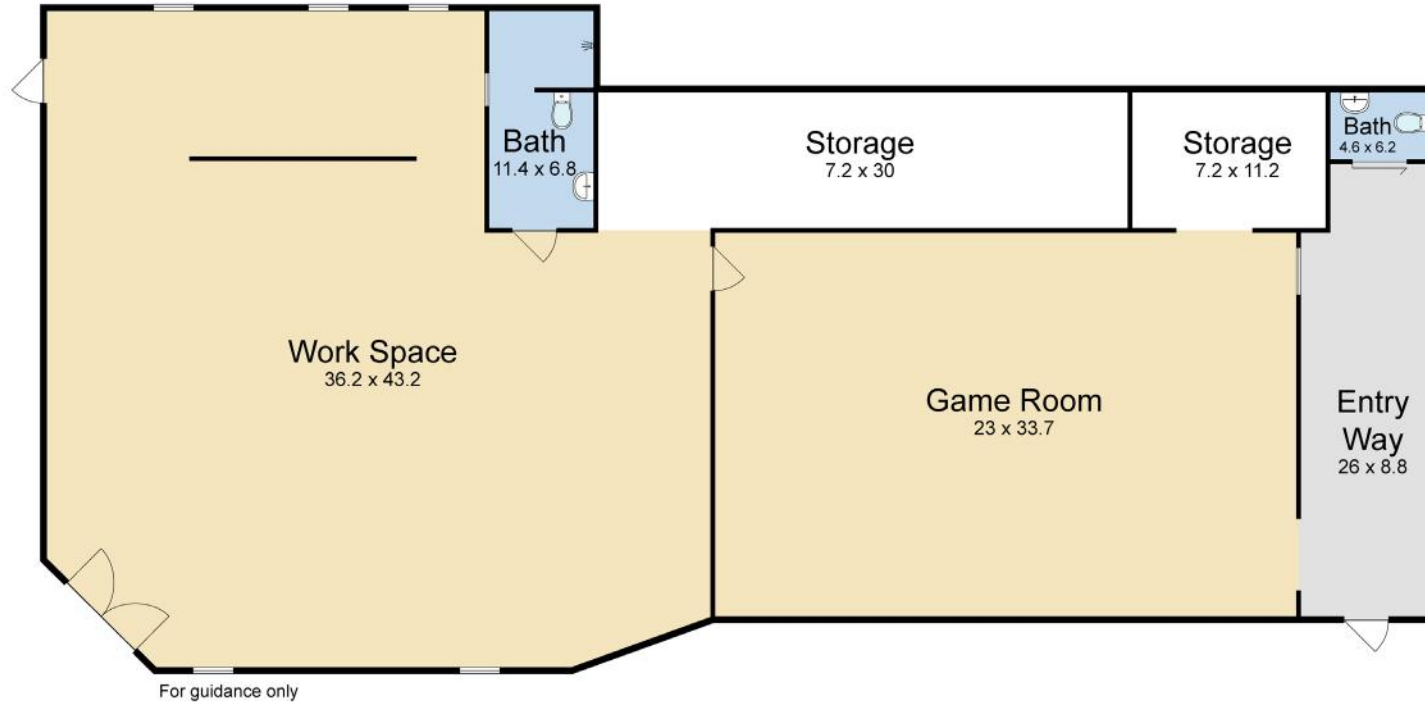
LAND SIZE: 3,267 SF

PROFORMA 2022 NOI: \$139,000

DEMOGRAPHICS

2022 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	4,147	21,687	126,884
AVERAGE HH INCOME	\$94,884	\$77,274	\$69,023





GROUND FLOOR PLAN

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To Mid-City



Marigny

French Quarter

- 17,740,000+ annual visitors
- 241+ retail stores
- 175+ restaurants & bars
- 20,355+ hotel rooms
- 142,764+ average daily pop.

To Uptown

AERIAL VIEW

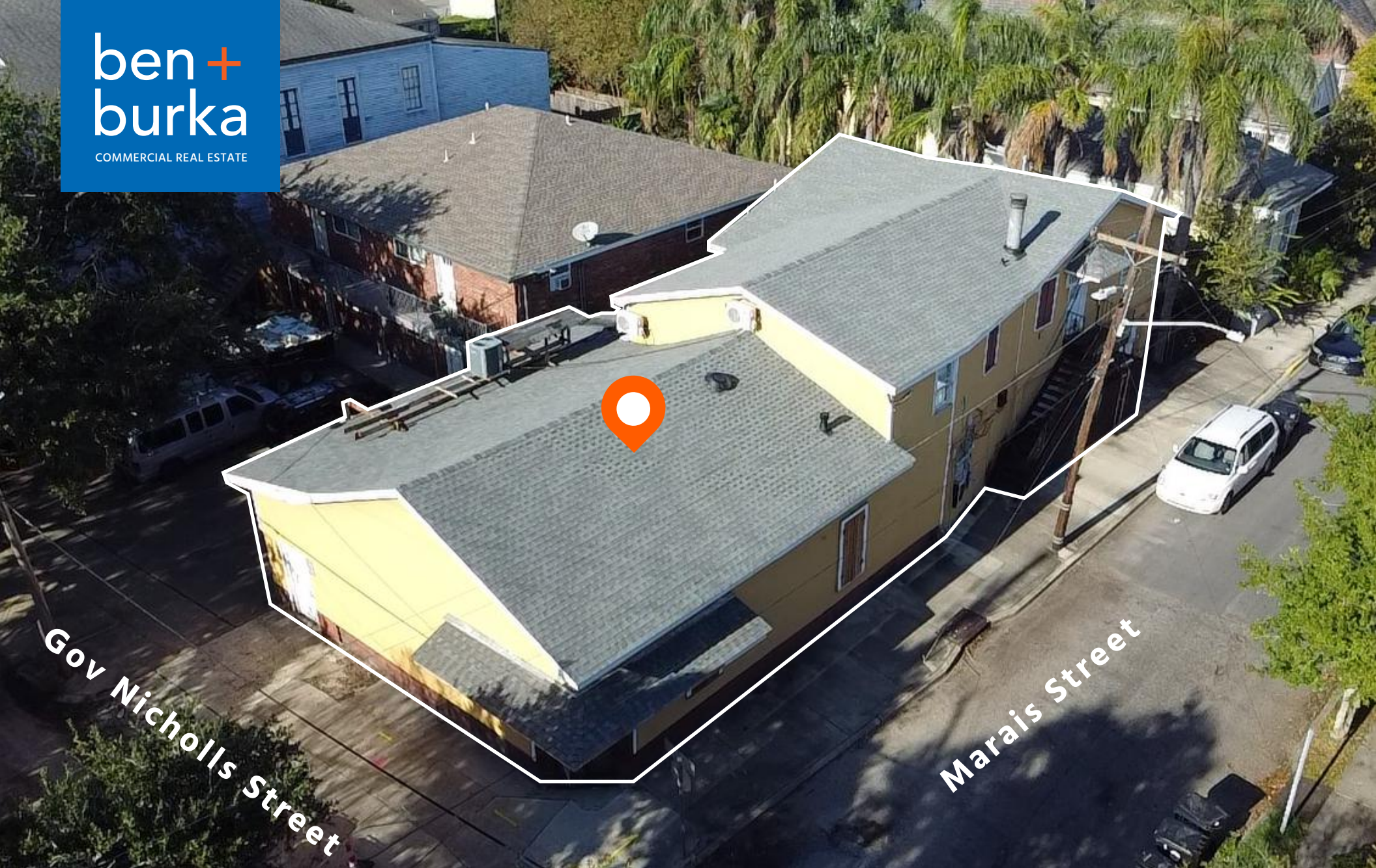
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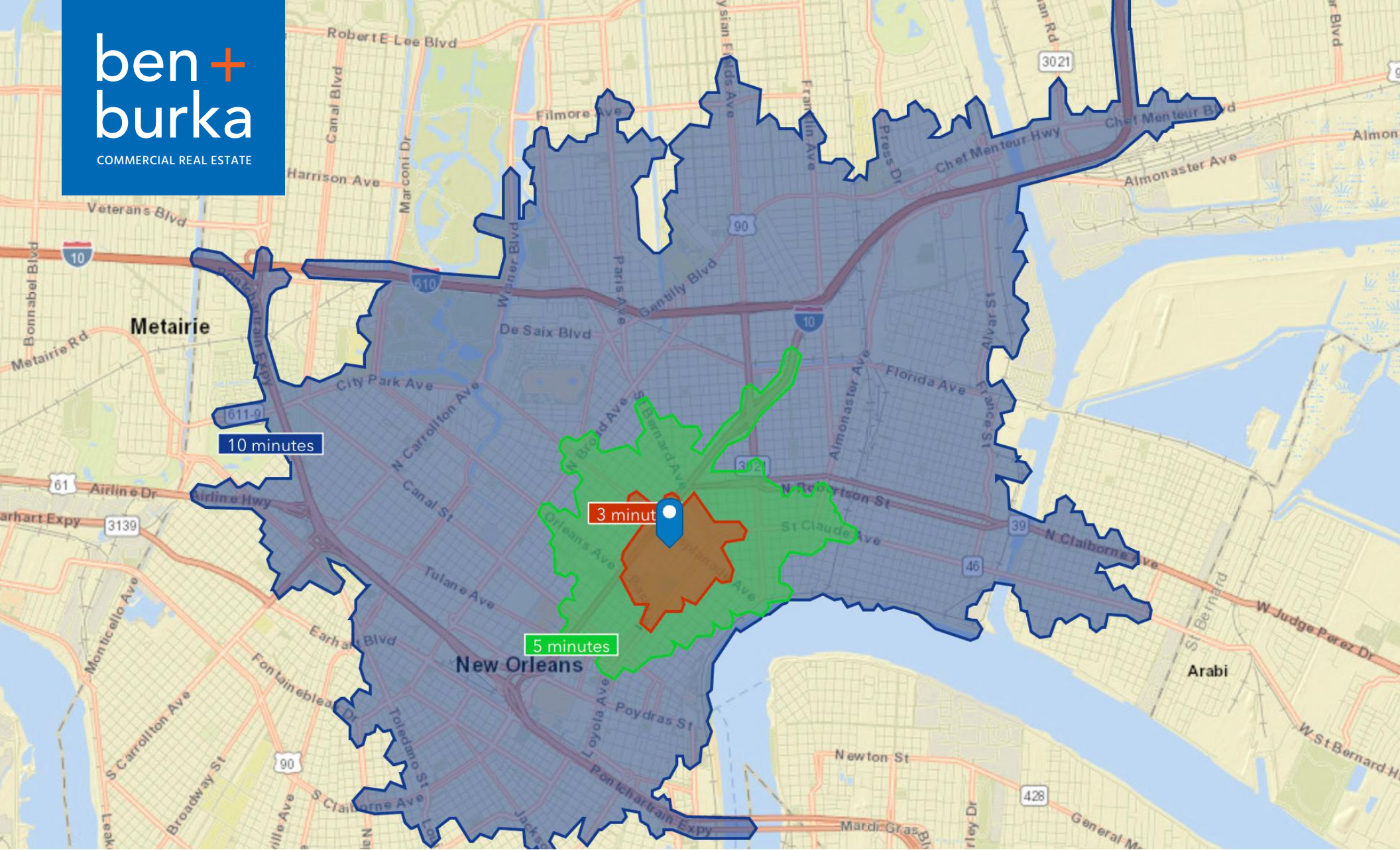
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AERIAL VIEW

 1401 Governor Nicholls Street, New Orleans, LA 70116



DRIVE TIME MAP

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

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COMMERCIAL REAL ESTATE

AARON KAZANOFF

AGENT

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New Orleans, LA 70115

504.301.1002

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— LICENSED IN THE STATE OF LOUISIANA —

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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: _____

