



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



FRERET COMMERCIAL FOR SALE

4917 Freret Street, New Orleans, LA 70118



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DESCRIPTION

Situated on bustling Freret Street, this two-story raised basement building is available for sale. The HU-MU zoned space was previously occupied by a nail salon, although has been vacant for many years. The main floor of the property features original hardwood floors, molding, doors, and historic detailing throughout, high ceilings, a full kitchen, and a covered front porch. Downstairs is an open shell space that is unimproved. The site includes a large backyard, standing at over 1,900 SF, ideal for outdoor seating, entertaining, etc. The HU-MU zoning allows for a host of uses including retail, office, restaurant, and short-term rental, to name a few.

The property is less than a mile from Tulane and Loyola Universities, along with Sacred Heart, Lusher, and Newman high schools. The offering is within walking distance to all of Freret Street's best haunts, including Cure, Dat Dog, Good Bird, High Hat, and many, many others.

PRICE: \$825,000 (\$257/sf)

BUILDING SIZE: 3,200 SF

ZONING: HU-MU

LAND SIZE: 4,500 SF

DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,421	39,236	128,199
AVERAGE HH INCOME	\$126,515	\$122,276	\$100,669

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RETAIL MAP



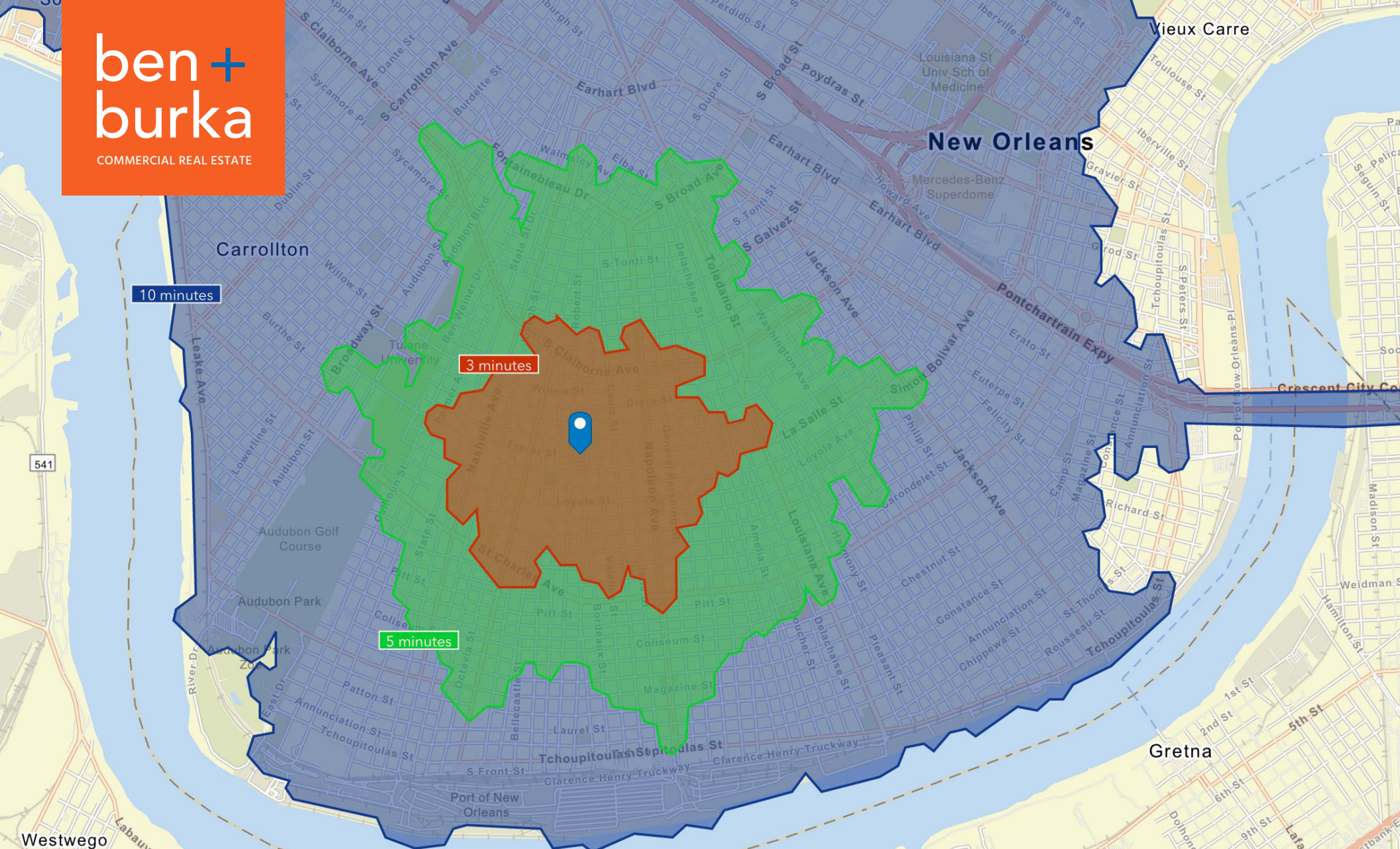
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AERIAL VIEW



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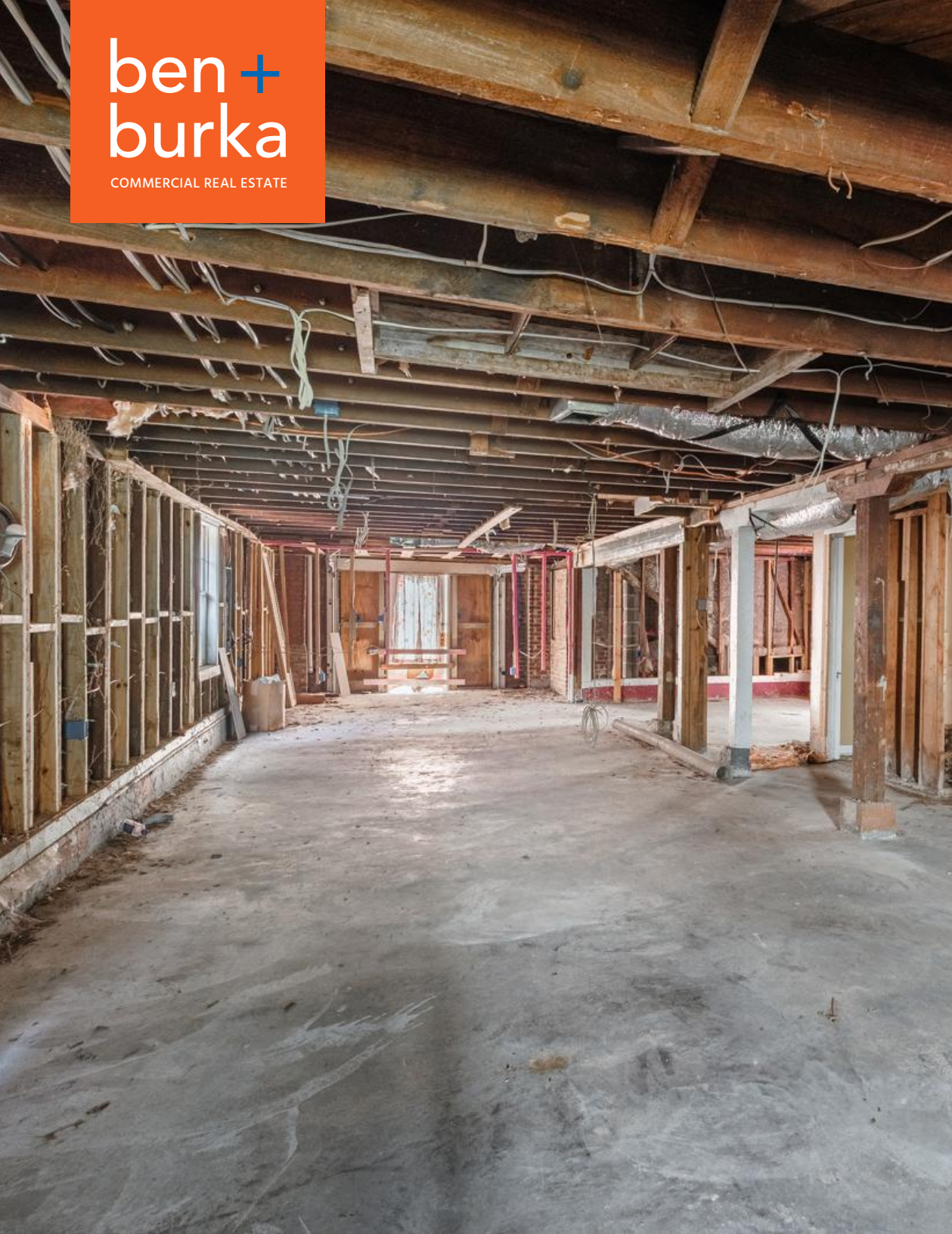


DRIVE TIME MAP



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

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AGENT

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— LICENSED IN THE STATE OF LOUISIANA —

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