



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



FRERET COMMERCIAL INVESTMENT FOR SALE

4921 Freret Street, New Orleans, LA 70115



FRERET COMMERCIAL INVESTMENT FOR SALE

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DESCRIPTION

Located in the heart of the Freret Street traffic, 4921 Freret Street offers a fully leased investment property. The 2-unit property is master leased by a single tenant which operates a vape/smoke shop in the front with a 1-bedroom apartment in the rear. The raised shotgun style property features ample off-street parking, rear and side yards, excellent street presence, and enjoy's healthy income from its tenant. The lease term expires in 2024, with an option for the tenant to renew for an additional 3 year term.

The property is located less than a mile from Tulane and Loyola Universities, as well as Sacred Heart, Lusher, and Newman high schools, making it a prime destination for students and locals. Additionally, the property is within walking distance to Freret Street's best spots, including Cure, Dat Dog, Good Bird, High Hat, and many more.

PRICE: \$650,000.00

BLDG SIZE: 1,760

ZONING: HU-MU

GROSS INCOME: \$42,840.00

DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
ESTIMATED POPULATION	9,232	30,856	113,996
AVERAGE HH INCOME	\$98,777	\$97,896	\$76,896

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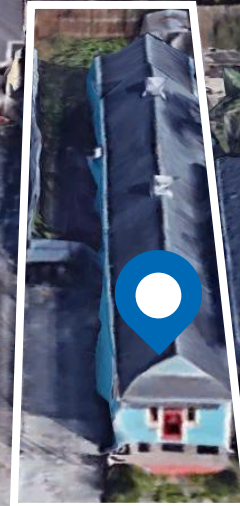
RETAIL MAP



4921 Freret Street, New Orleans, LA 70115

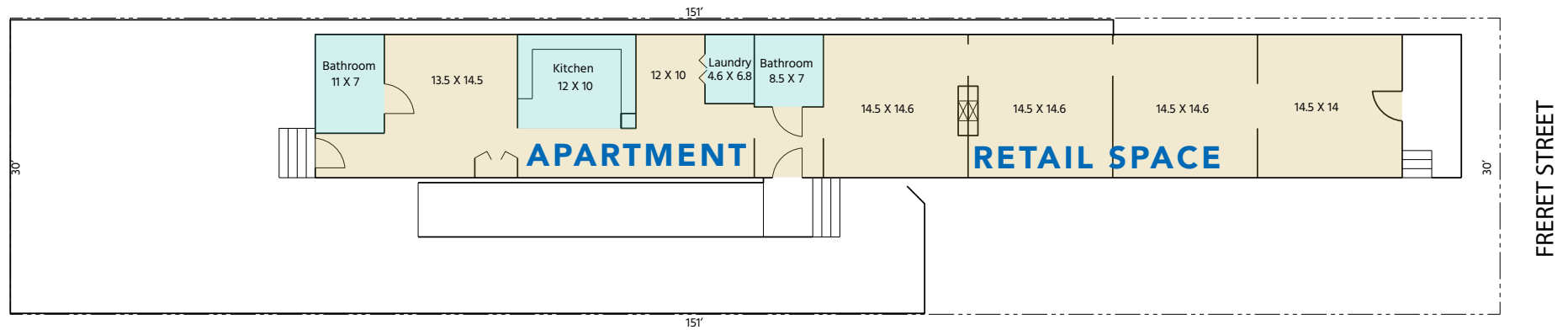
Robert Street

Freret Street



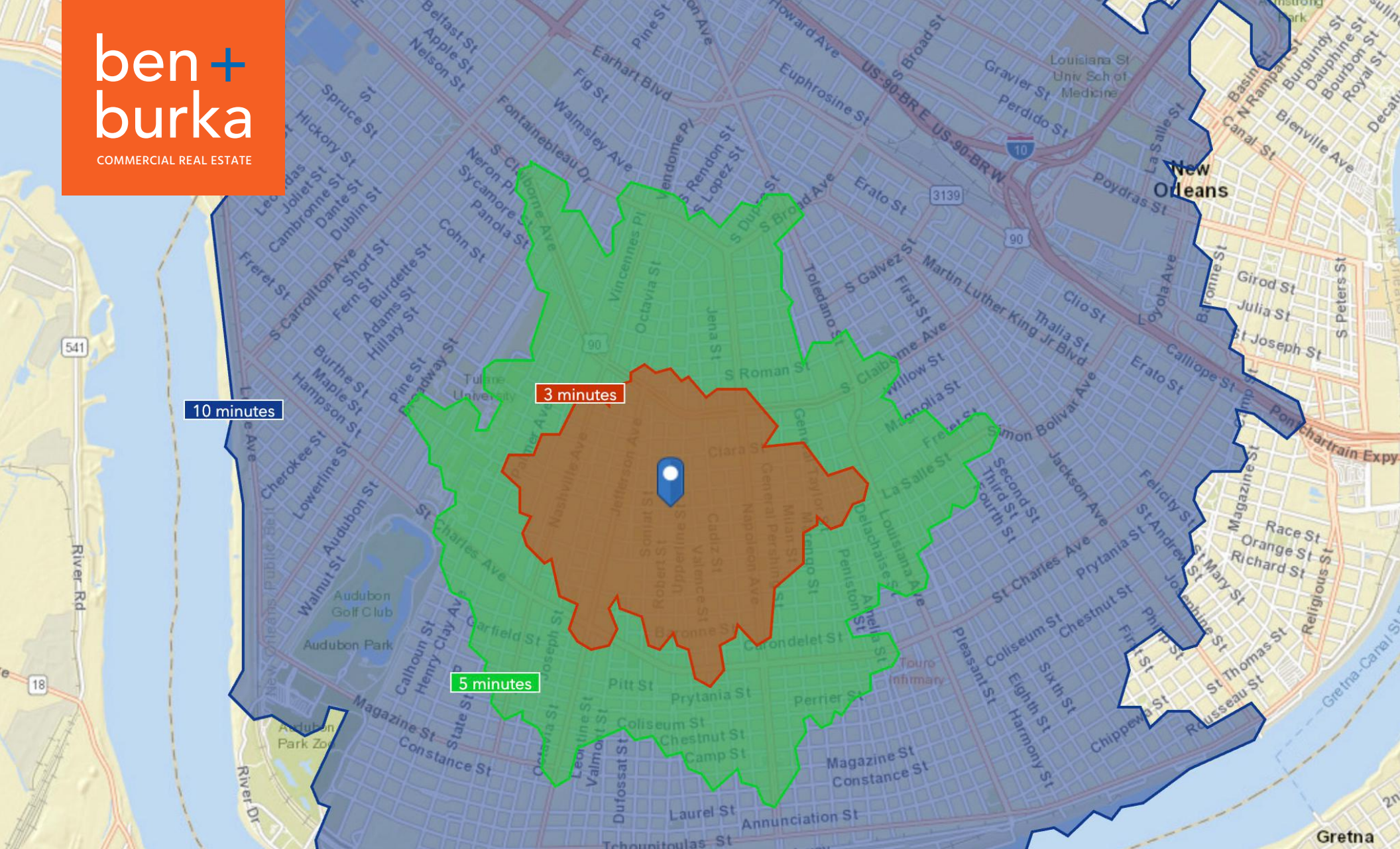
AERIAL VIEW

 4921 Freret Street, New Orleans, LA 70115



4921 Freret Street - Floor Plan

Measurements are approximate and not guaranteed



DRIVE TIME MAP



4921 Freret Street, New Orleans, LA 70118





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

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