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## FRERET COMMERCIAL FOR SALE

4927 Freret Street, New Orleans, LA 70115



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### DESCRIPTION

4927 Freret Street presents an impeccably built out two-story commercial property available for purchase. The ground floor, currently utilized for video production, boasts an adaptable layout suitable for retail, office, or restaurant purposes. Upstairs, the second floor showcases a fully equipped recording studio complete with a central control room, two private recording spaces, and a comfortable lounge area. Note that the exterior of the building was intentionally kept unfinished in order to protect the contents of the interior. Highlighted by its high ceilings, spacious layout, stained concrete flooring, multiple restrooms, a convenient kitchenette, and a charming small backyard space, this property offers a versatile and functional environment.

Positioned on the vibrant Freret Street, this location provides easy access to a diverse array of local and national establishments, including retail stores, restaurants, and bars, all within a short walk.

**PRICE:** \$650,000.00

**BLDG SIZE:** 3,262 SF

**ZONING:** HU-MU

**LAND SIZE:** 2,760 SF

### DEMOGRAPHICS

DEMOGRAPHICS	3 minutes	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	8,501	36,235	123,274
<b>AVERAGE HH INCOME</b>	\$137,358	\$129,694	\$101,668

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## RETAIL MAP



4927 Freret Street, New Orleans, LA 70115

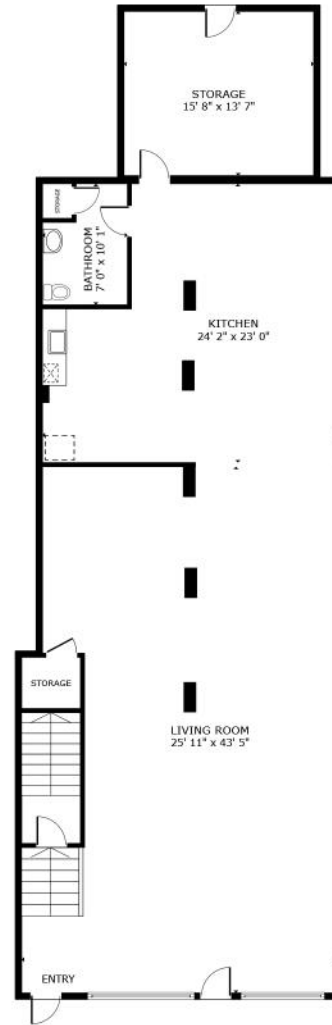
Robert Street

Freret Street

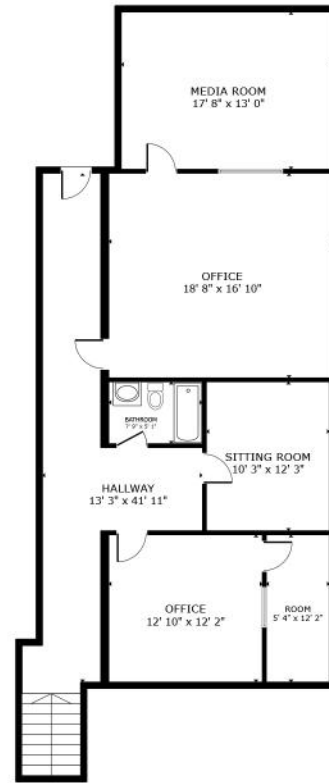


## AERIAL VIEW

 4927 Freret Street, New Orleans, LA 70115

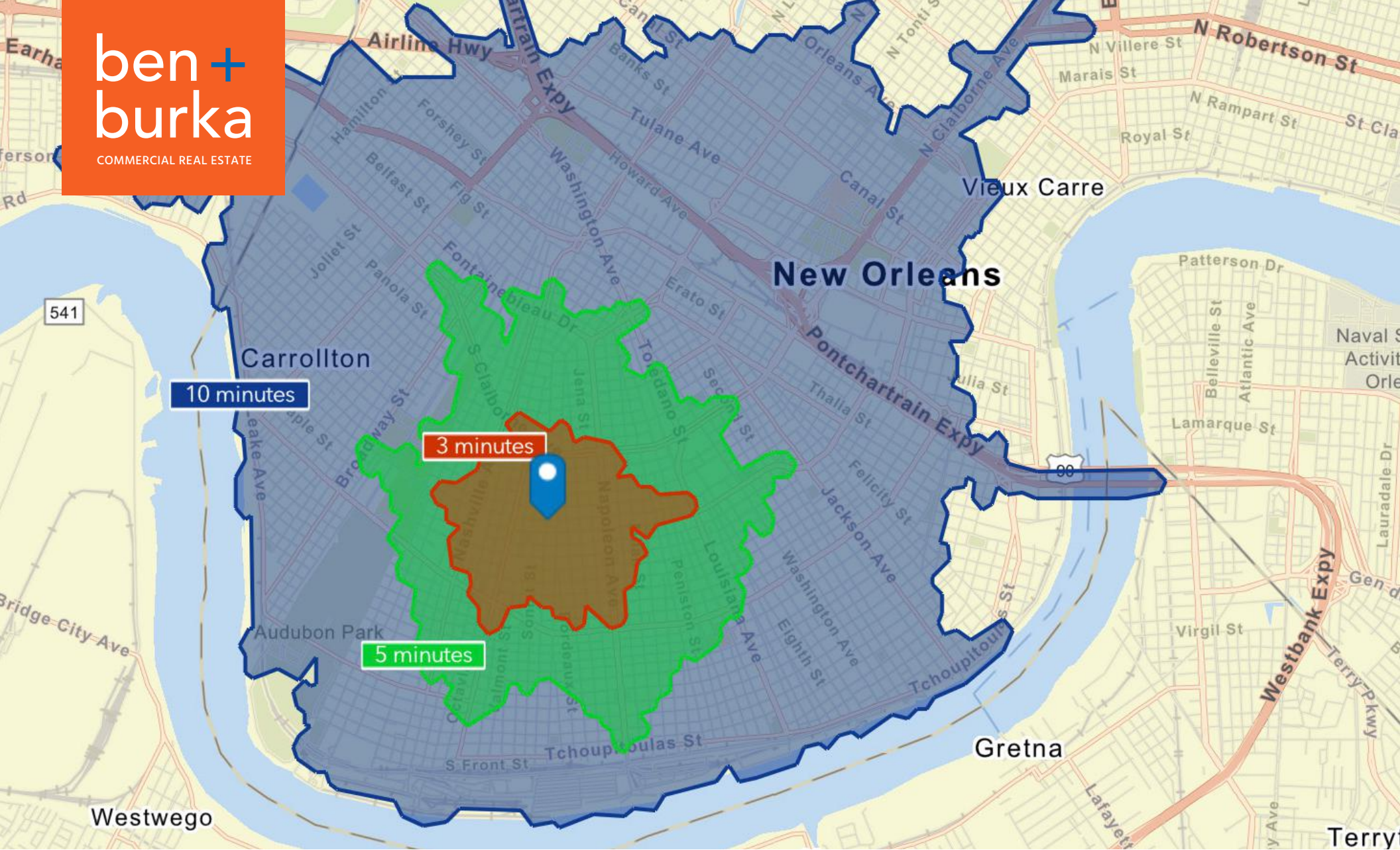


FLOOR 1



FLOOR 2

FLOOR PLAN



## DRIVE TIME MAP

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

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**AARON KAZANOFF**

**AGENT**

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