



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER MIXED USE OFFICE/APARTMENTS

3037 Royal Street, New Orleans, LA 70117



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DESCRIPTION

3037 Royal Street presents a unique opportunity with 4 apartment units and over 10,000 square feet of office space available for sale. Two apartments are leased, one is owner-occupied, and the last is currently on the market, and all have been recently renovated. The rear commercial space is partially owner-occupied but will be delivered vacant at act of sale. It currently features 14 private office spaces, a large boardroom, a full kitchen area, commercial laundry facilities, approximately 800 square feet of double-height warehouse space, and several larger open office areas.

With tax credits available for renovation, this fully sprinklered property is ideal for an office user seeking space with additional income from the apartments, or an investor looking for stable returns in a prime location from a long term lease or from coworking space. The RDO-1 overlay permits a variety of commercial uses, including office, retail, restaurant, gallery, and medical. Located close to Bywater favorites like Petite Clouet, Bywater Brew Pub, BABS, Satsuma, Pizza Delicious, and many more.

BLDG SIZE: ~12,500 SF **ZONING:** HMR-3 (RDO-1 Overlay)

LAND SIZE: 7,555 SF **SALE PRICE:** \$1,295,000 (\$103/SF)

DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	14,722	75,882	228,125
AVERAGE HH INCOME	\$80,311	\$62,422	\$74,320





RETAIL MAP

📍 3037 Royal Street, New Orleans, LA 70117



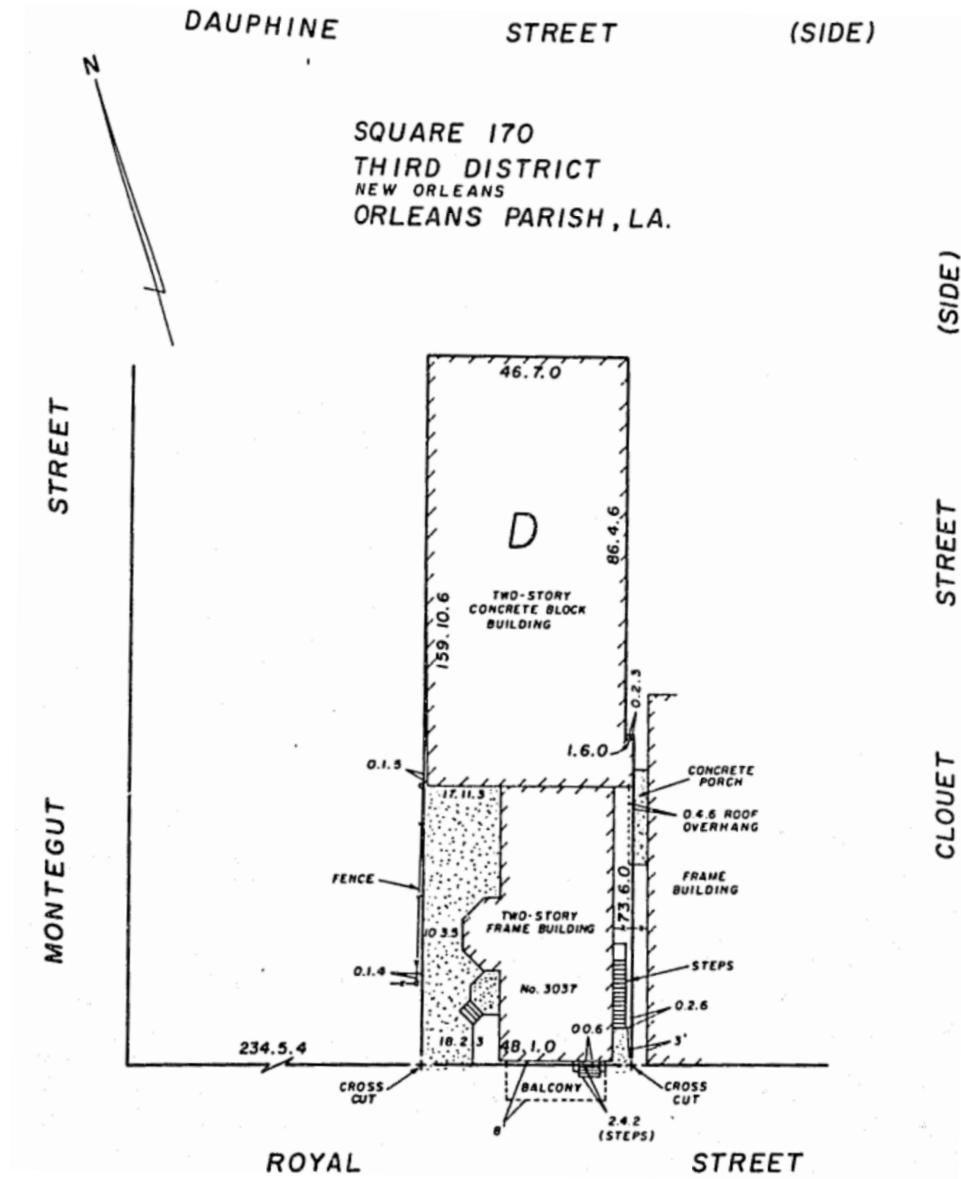
FLOOR PLANS



AERIAL VIEW

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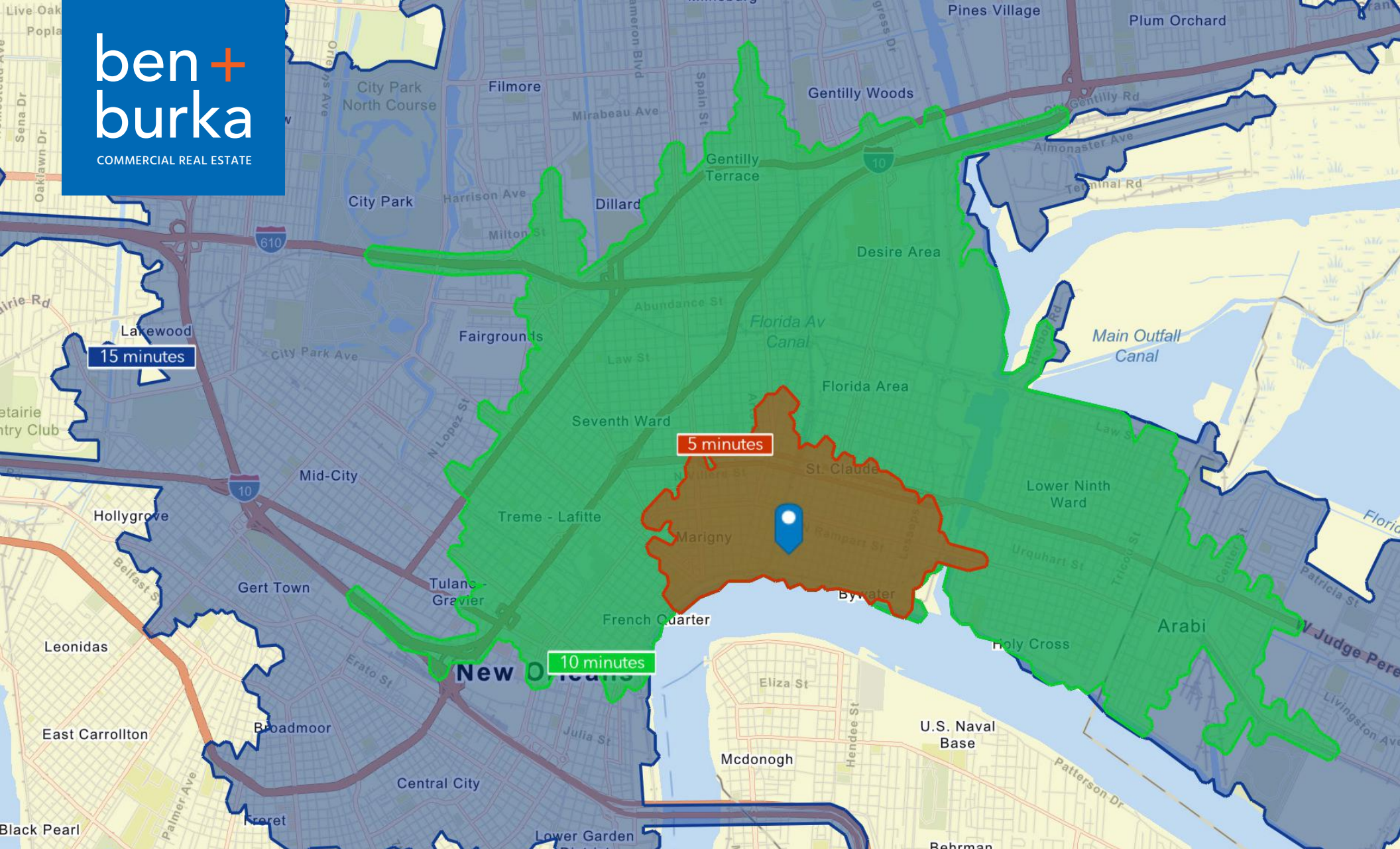


SURVEY



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DRIVE TIME MAP

 3037 Royal Street, New Orleans, LA 70117

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

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AARON KAZANOFF

AGENT

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New Orleans, LA 70115

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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: _____

