



# ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



## TCHOUPITOULAS HIDDEN JEWEL

3157 Tchoupitoulas Street, New Orleans, LA 70115





## TCHOUPITOULAS MIXED USE

3157 Tchoupitoulas Street, New Orleans, LA 70115

### DESCRIPTION

Now available for lease, 3157 Tchoupitoulas Street has undergone a recent full renovation and is in impeccable condition. This versatile property features approximately 3,500 square feet of warehouse/garage space on the ground floor, complemented by a stunning 3-bedroom living quarters upstairs. The residence boasts high-end finishes throughout, new appliances including a double oven, designer bathrooms and closets, expansive living areas, picturesque river-front views, a functional fireplace, and access to a charming courtyard complete with a large pizza oven, outdoor fire pit, and plunge pool.

The property's distinctive layout offers the flexibility for a seamless blend of commercial and residential use. The ground floor is ideally suited for commercial purposes such as office space, gallery, retail, or restaurant, while the upstairs residential area provides a private retreat. The MU-1 zoning allows for a host of uses including restaurant, retail, office, gallery, etc.

**BLDG SIZE:** ~8,600 SF

**LEASE PRICE:** \$12,500/mo + NNN

**LAND SIZE:** 5,670 SF

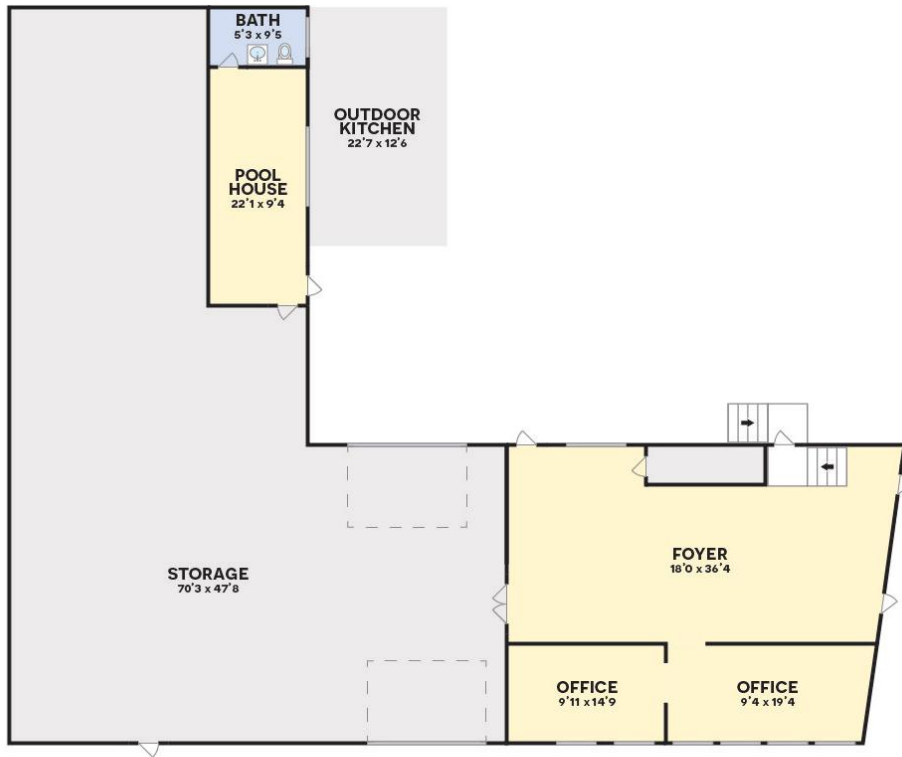
**ZONING:** MU-1

### DEMOGRAPHICS

2023 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
<b>ESTIMATED POPULATION</b>	8,578	25,187	80,368
<b>AVERAGE HH INCOME</b>	\$133,442	\$121,207	\$112,744

**3157 TCHOUPITOULAS ST.**  
NEW ORLEANS, LA 70115

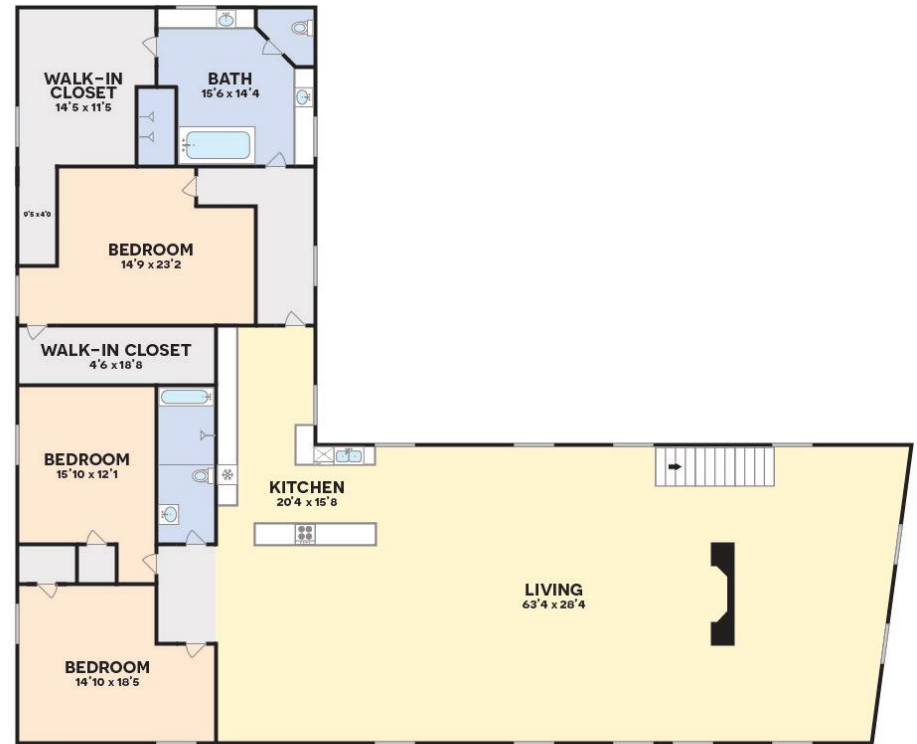
1ST FLOOR



ESTIMATE ONLY

**3157 TCHOUPITOULAS ST.**  
NEW ORLEANS, LA 70115

2ND FLOOR



ESTIMATE ONLY

**FLOOR PLAN**



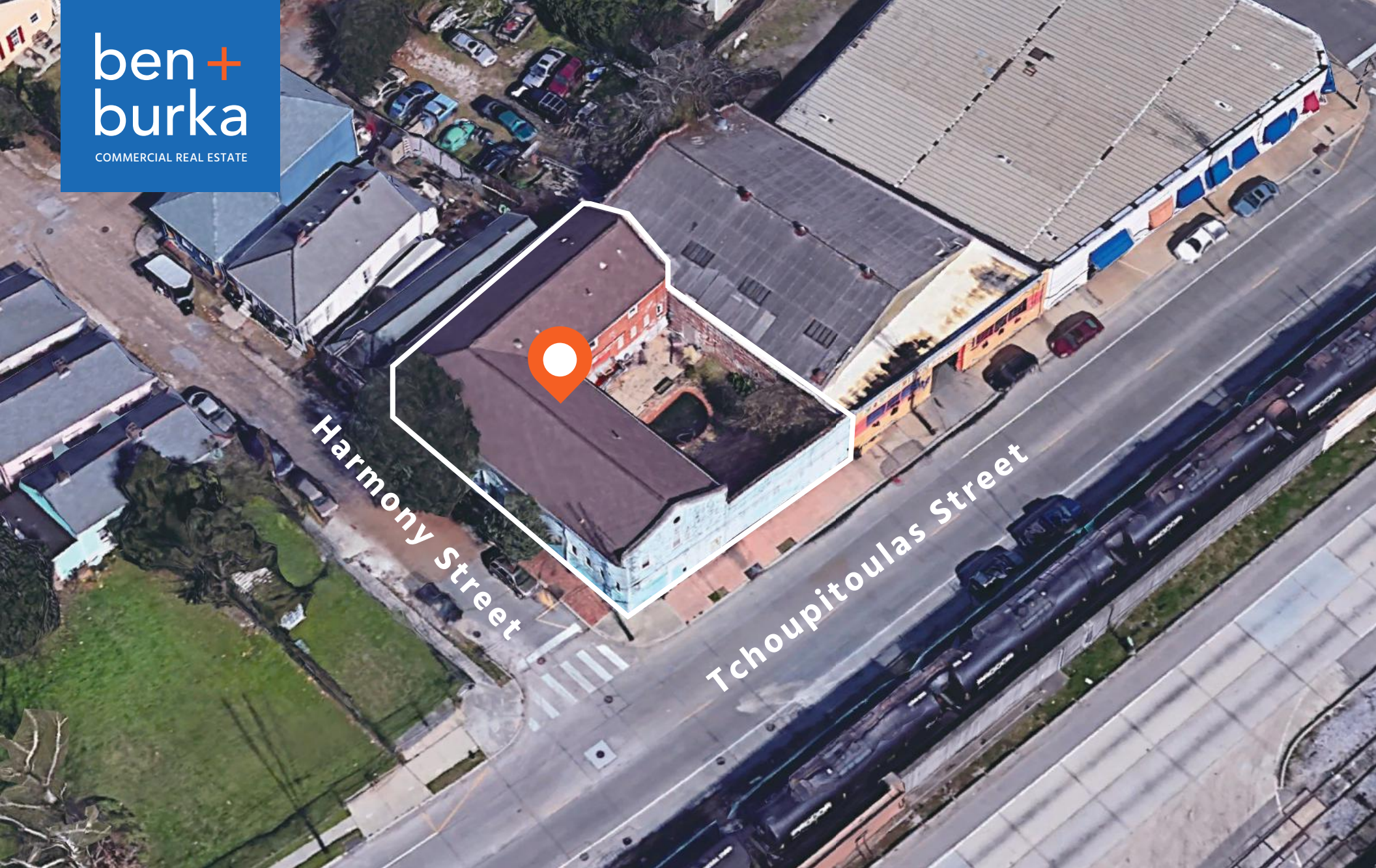
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Harmony Street

Tchoupitoulas Street

## AERIAL VIEW

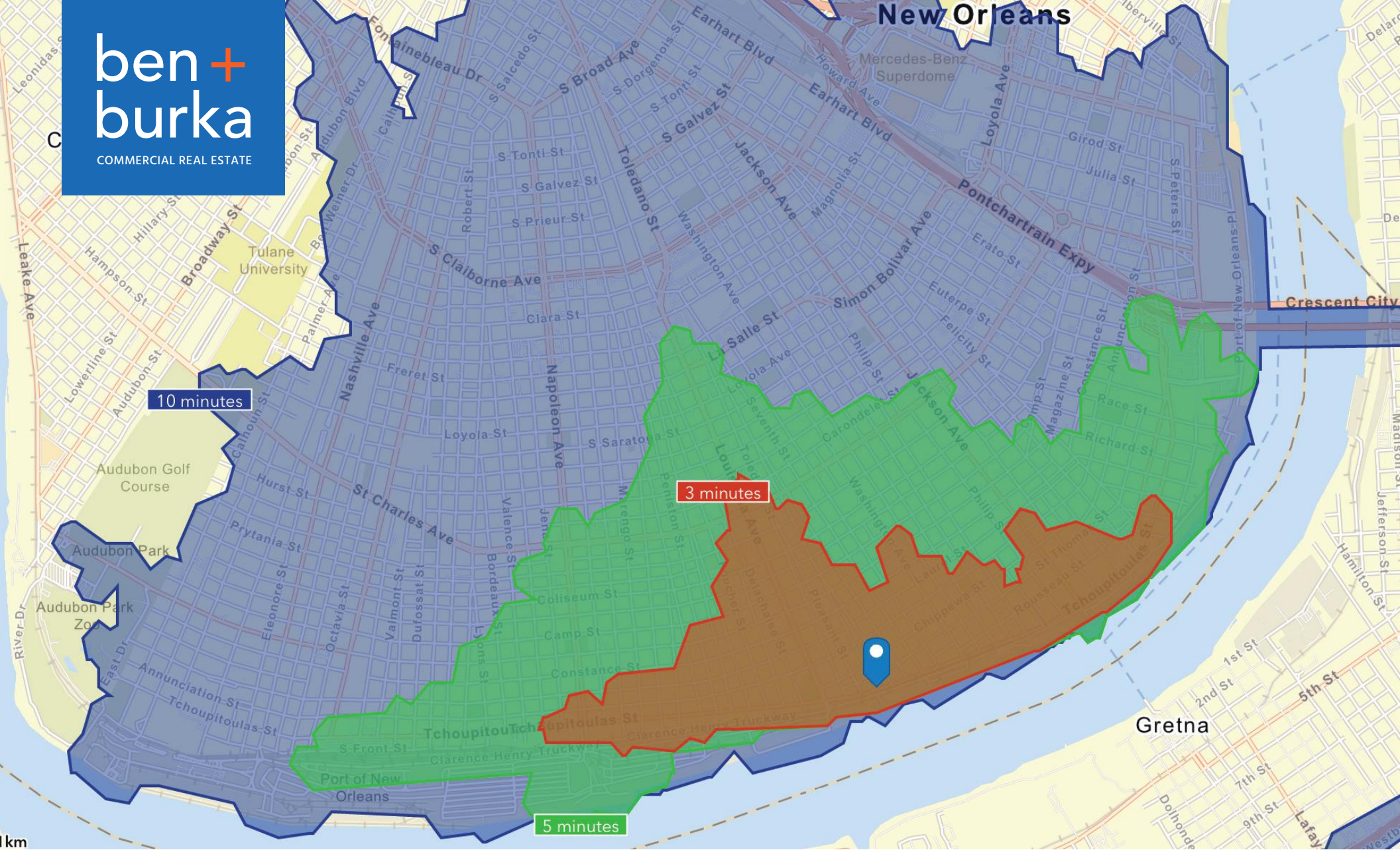
📍 3157 Tchoupitoulas Street, New Orleans, LA 70115



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## DRIVE TIME MAP

 3157 Tchoupitoulas Street, New Orleans, LA 70115



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

ben + burka

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**AARON KAZANOFF**  
**AGENT**

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New Orleans, LA 70115  
504.301.1002  
aaron@benburka.com

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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: \_\_\_\_\_

