

The background of the entire image is a photograph of a city street scene, overlaid with a solid blue color. On the left, there is a large, ornate church with multiple spires and a central clock face. To the right, there is a large equestrian statue of a man on a horse, mounted on a stone pedestal. In the foreground, there are street lamps and other buildings.

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COMMERCIAL REAL ESTATE

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TROPHY MAGAZINE INVESTMENT

3341 Magazine Street, New Orleans, LA 70115



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DESCRIPTION

Located on the extremely visible and high-traffic corner of Louisiana Ave and Magazine Street, 3341 Magazine Street offers investors or restaurant owner/operators an incredibly well-positioned trophy asset. The entire ground floor is occupied by Poke Loa, who is on a NNN lease that expires in 2026. Their space features multiple seating areas, large walk-ins, several food prep areas, and a retail/serving counter, in addition to large store front windows and wrap around historic awning. Two recently renovated 1 bedroom apartments are on the 2nd floor feature in-unit laundry, exterior balcony space, spacious kitchens, and original historic detailing. Currently, one unit is on a month-to month lease and the other is leased until December, 2025. The property is in excellent condition with no deferred maintenance and offers investors a chance to own an iconic building in an incredible location.

The property sits in one of the highest-trafficked stretches of Magazine Street. Frequented by locals and tourists alike, the property is close to local and national restaurants, bars, and retailers all along "restaurant row."

BLDG SIZE: 4,475 SF

SALE PRICE: \$2,700,000

LAND SIZE: 3,007 SF

ZONING: HU-B1

DEMOGRAPHICS

2024 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	13,632	34,697	96,777
AVERAGE HH INCOME	\$141,952	\$127,147	\$118,040





AERIAL VIEW



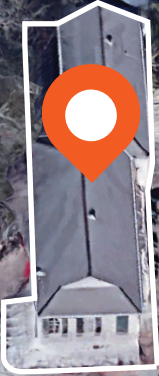
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Louisiana Ave

Magazine Street



AERIAL VIEW

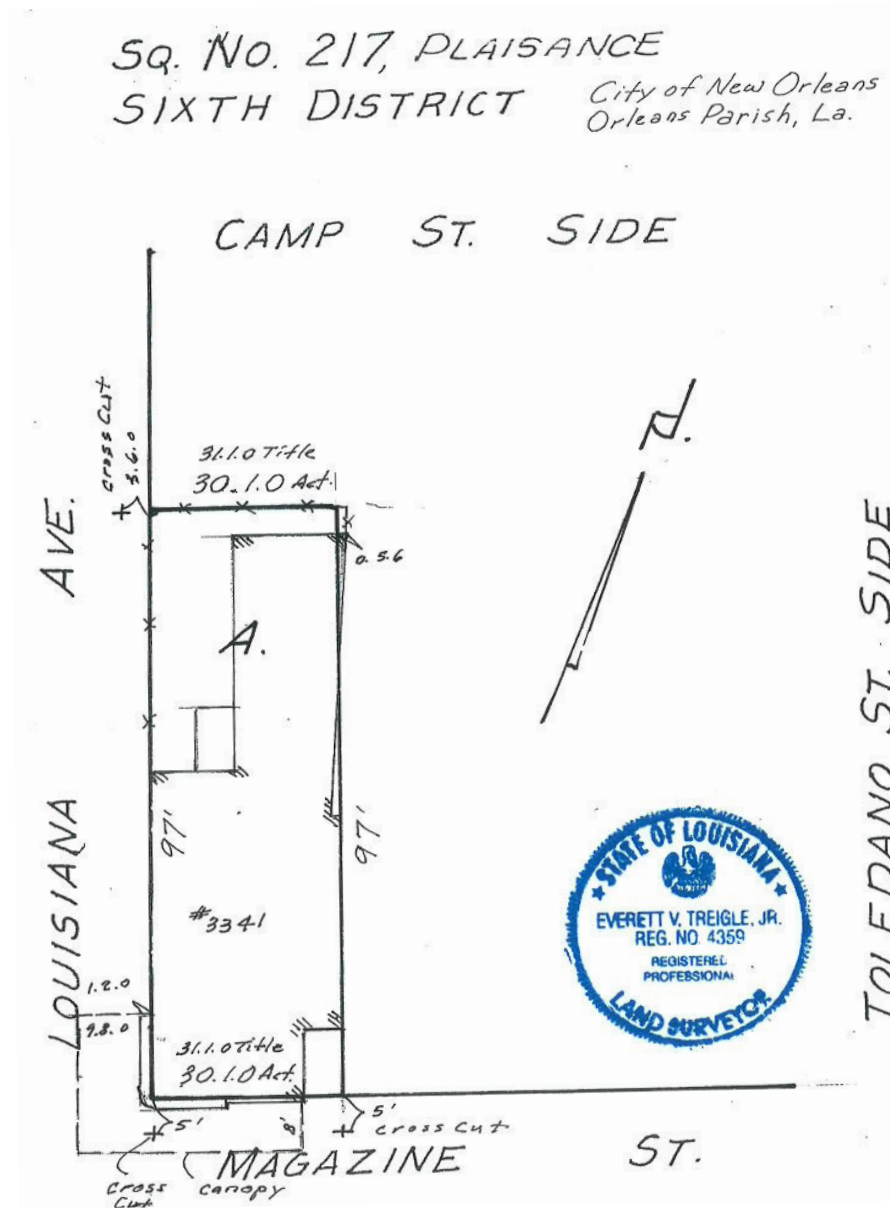


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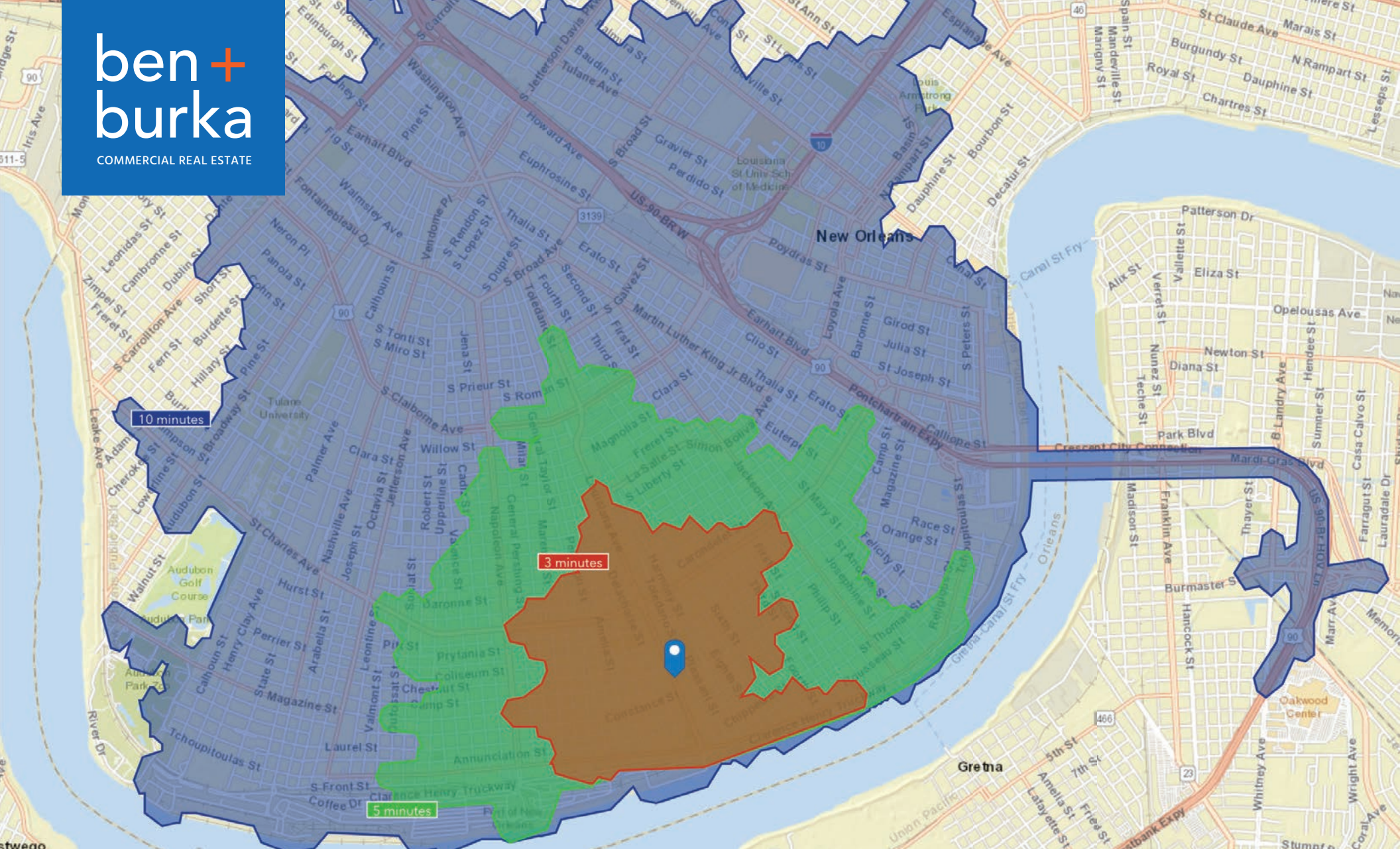






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DRIVE TIME MAP



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

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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:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

