



ben + burka

COMMERCIAL REAL ESTATE

+ 504.301.1002



BYWATER RESTAURANT/RETAIL

880 Montegut Street, New Orleans, LA 70117



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DESCRIPTION

Set in the heart of the Bywater, one of New Orleans' most historic and creative neighborhoods, 880 Montegut Street offers a 1,729 square foot white box space on the ground floor of the newly constructed BonVi building. The BonVi building contains a total of 70 market rate residential units which have leased up strongly since its completion in June 2022. Featuring large windows, open floor plan, high ceilings, and strong street presence, this corner unit is filled with natural light and offers excellent visibility. An additional second-floor space is available and features a ~1,000 square-foot enclosed area and a ~1,255 square foot rooftop deck overlooking the neighborhood and pool, ideal for a bar or expanded restaurant concept. The HM-MU zoning allows for a host of uses including restaurant (with bar), retail, office, etc.

Located just steps from neighborhood favorites like Capulet, Acamaya, and StudioBe, this space is perfect for a one-of-a-kind restaurant or retail destination.

BLDG SIZE: 1,729 – 3,980 SF

ZONING: HM-MU

RATE: \$2,000-6,300/Month+NNNs

TRIPLE NETS: \$5.09/SF/YR

DEMOGRAPHICS

2024 DEMOGRAPHICS	5 minute	10 minutes	15 minutes
ESTIMATED POPULATION	23,190	90,306	276,228
AVERAGE HH INCOME	\$95,458	\$81,831	\$99,629

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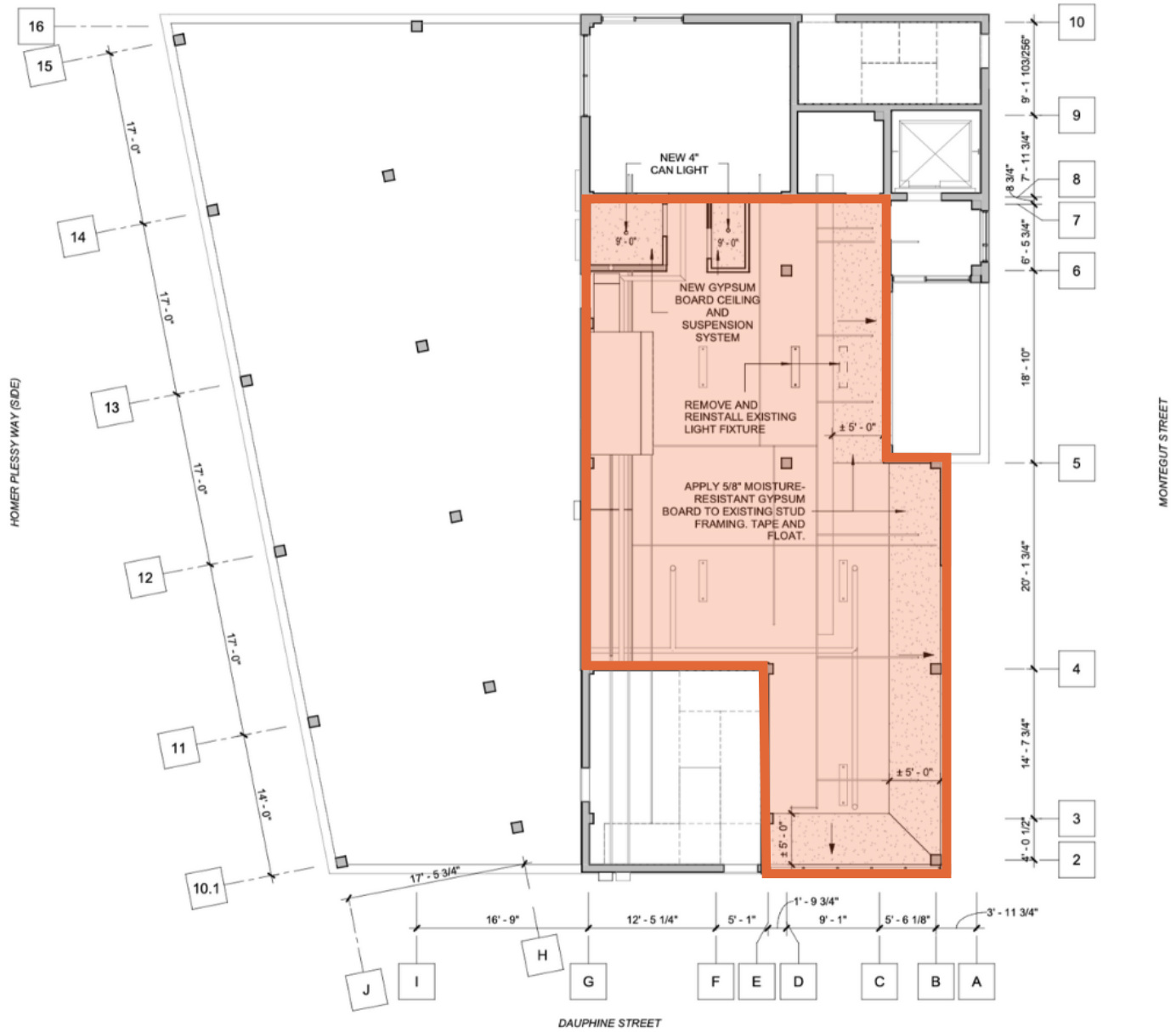




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FLOOR PLAN: LEVEL 1



FLOOR PLAN: LEVEL 2



RETAIL MAP

 880 Montegut Street, New Orleans, LA 70117

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

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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: _____

