



PROPERTY ONE

FOR SALE

GROUND FLOOR RETAIL CONDOS C-1 & C-3 FOR SALE AS PACKAGE OR INDIVIDUALLY

1205 St. Charles Avenue , New Orleans, LA 70130

Presented by:

WARREN SURCOUF, III, CCIM

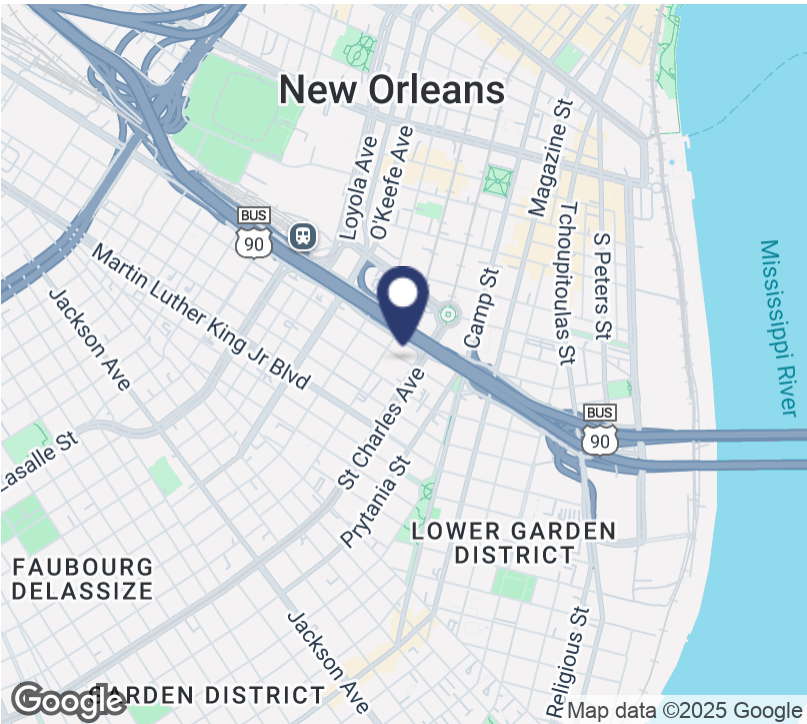
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THE ATHENAEUM AT 1205 ST CHARLES AVE

1205 St. Charles Avenue , New Orleans, LA 70130



OFFERING SUMMARY	
Sale Price:	\$240,000 – \$712,200
Available SF:	3,406 SF of Non-contiguous space
Price / SF:	Contact Agent

PROPERTY OVERVIEW

Units Condo C-1 (1,088 SF) & Condo C-3 (2,318 SF) are available For Sale or For Lease. Condo C-1 is retail unit that is currently vacant and ready to be leased to the right user. Condo C-3 was vacated by a restaurant user with lots of FF&E included in sale. Introducing an exceptional investment opportunity! This sale is comprised of 2 individual units, offers versatility and value in the heart of New Orleans. Ideal for the astute Office/Office Condo investor, this property presents a prime location for business growth and expansion. With a strategic address at 1205 St. Charles Avenue, New Orleans, LA, 70130, this property offers an attractive mix of space and potential for a variety of professional ventures. Don't miss the chance to make this property a cornerstone of your investment portfolio. You can't beat the Eat/Work/Play that this retail condo could offer.

- PROPERTY HIGHLIGHTS
- 2 Retail condos located along The Avenue
 - 2 separate units
 - Prime New Orleans location
 - Ideal for Office/Office Condo investors
 - Please do not disturb Tenants. All appointments need to be coordinated through Agent.

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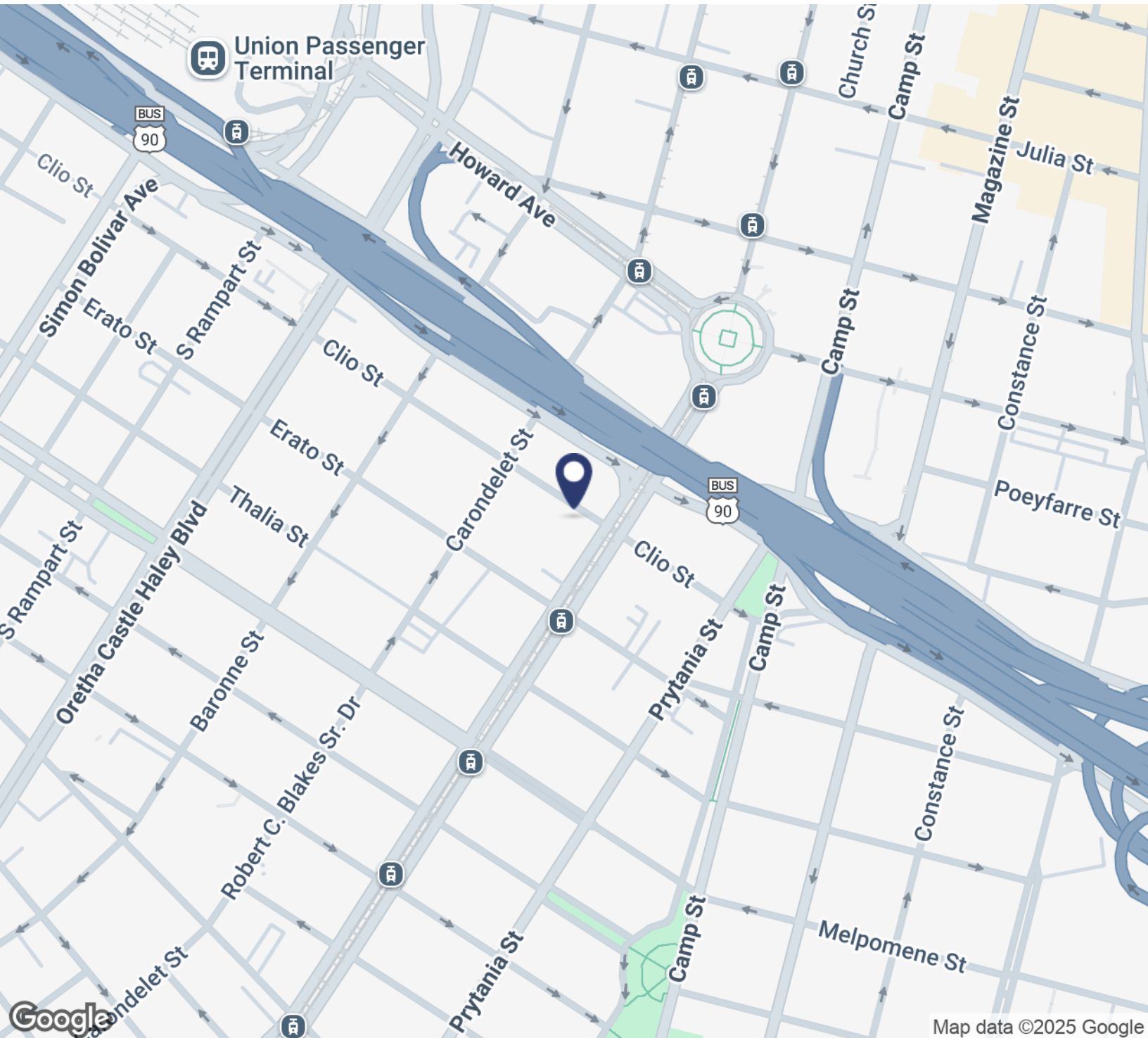
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10/10/2025

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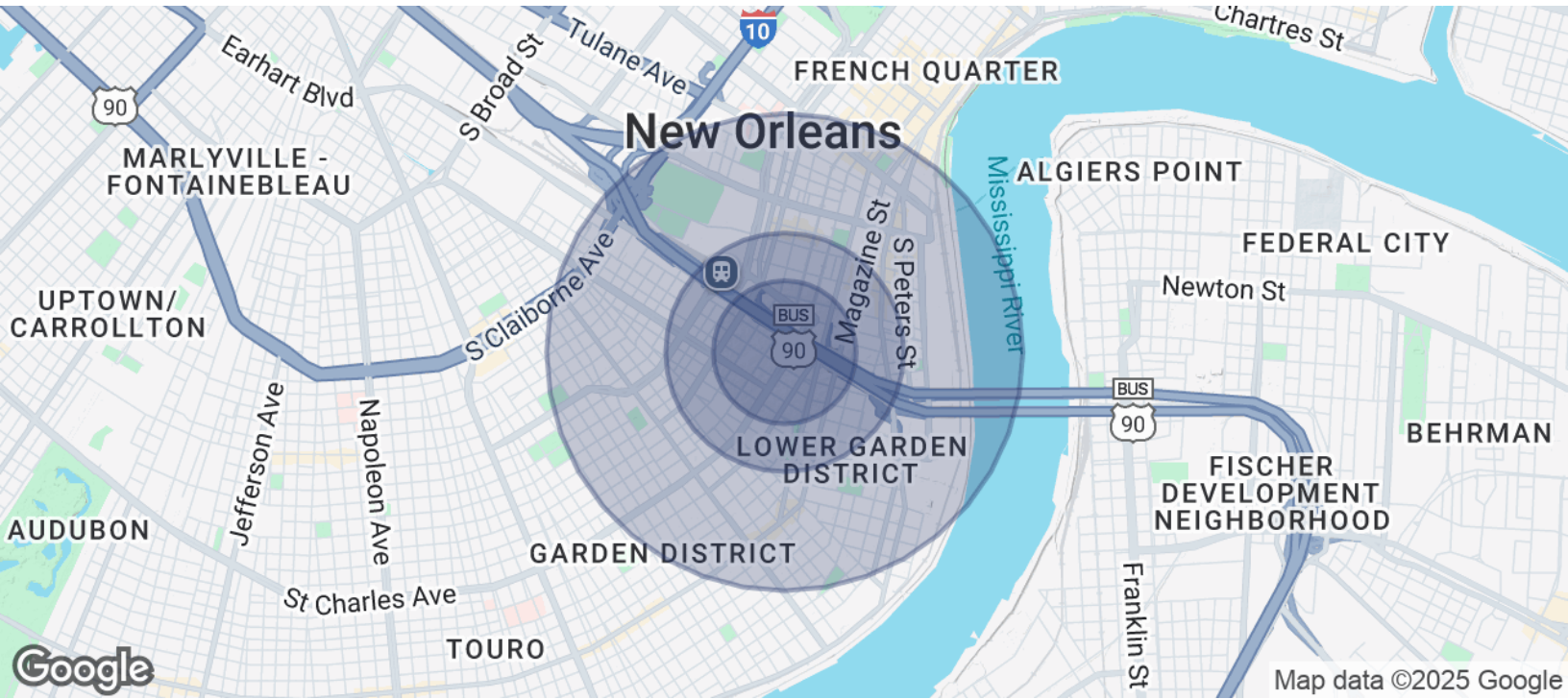
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,721	6,258	21,120
Average Age	43	44	42
Average Age (Male)	44	45	42
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	967	3,797	12,188
# of Persons per HH	1.8	1.6	1.7
Average HH Income	\$104,182	\$109,253	\$90,736
Average House Value	\$619,056	\$626,604	\$630,401

Demographics data derived from AlphaMap





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: _____



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FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

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