

RESTAURANT AND RETAIL PROPERTY | **FOR SALE**

Two-Story Restaurant and Retail Opportunity in New Orleans

Vacant and Available Along Oak Street

8227 OAK STREET, NEW ORLEANS, LA 70118

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201 St. Charles Ave. Suite 3811
New Orleans, LA 70170
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Vacant, Immediately Available Oak Street Commercial Property

8227 OAK STREET, NEW ORLEANS, LA 70118

Located just off South Carrollton Avenue in the heart of the Oak Street commercial corridor, 8227 Oak Street is a vacant two-story commercial building offering a distinctive opportunity for an owner-user, restaurant operator or investor. The property features prominent street presence, a front balcony overlooking Oak Street, a side balcony, and a flexible interior layout designed for food-and-beverage operations and private events.

The building was substantially renovated in 2013 and includes restaurant infrastructure across both floors. Existing features include first- and second-floor dining areas, two bar areas, a commercial kitchen area with multiple hood vents, a walk-in refrigerator, a separate keg cooler, a walk-up service window, an elevator, two staircases, an office, restrooms, a generator, and a security system. All existing equipment, building systems, and improvements included in the sale.

PROPERTY DETAILS

SIZE	Approx. 4,567 sf
OCCUPANCY	Vacant
SALE PRICE	$1,195,000
ZONING	HU-MU
RENOVATED	2013
FF&E	Included

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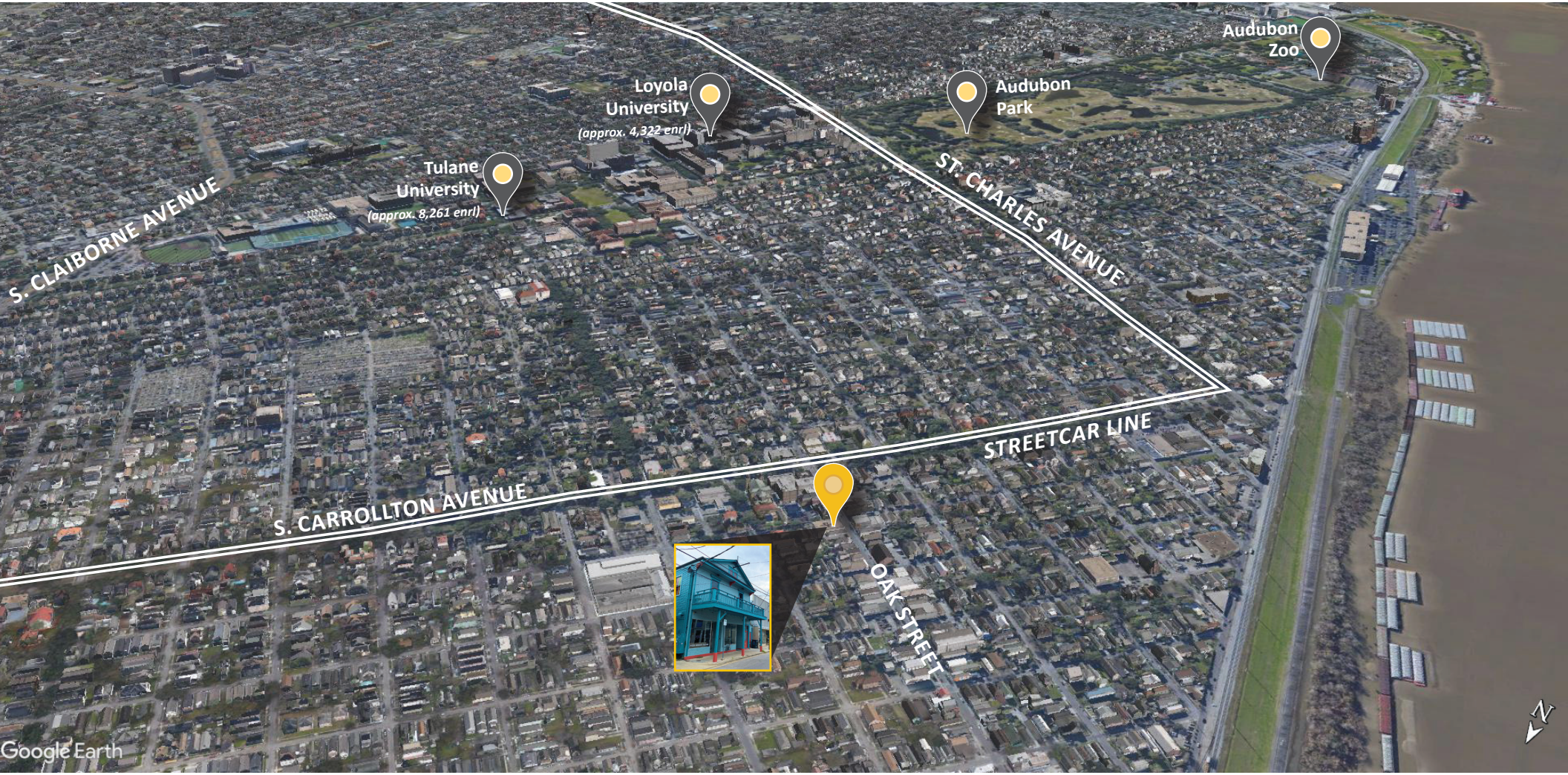




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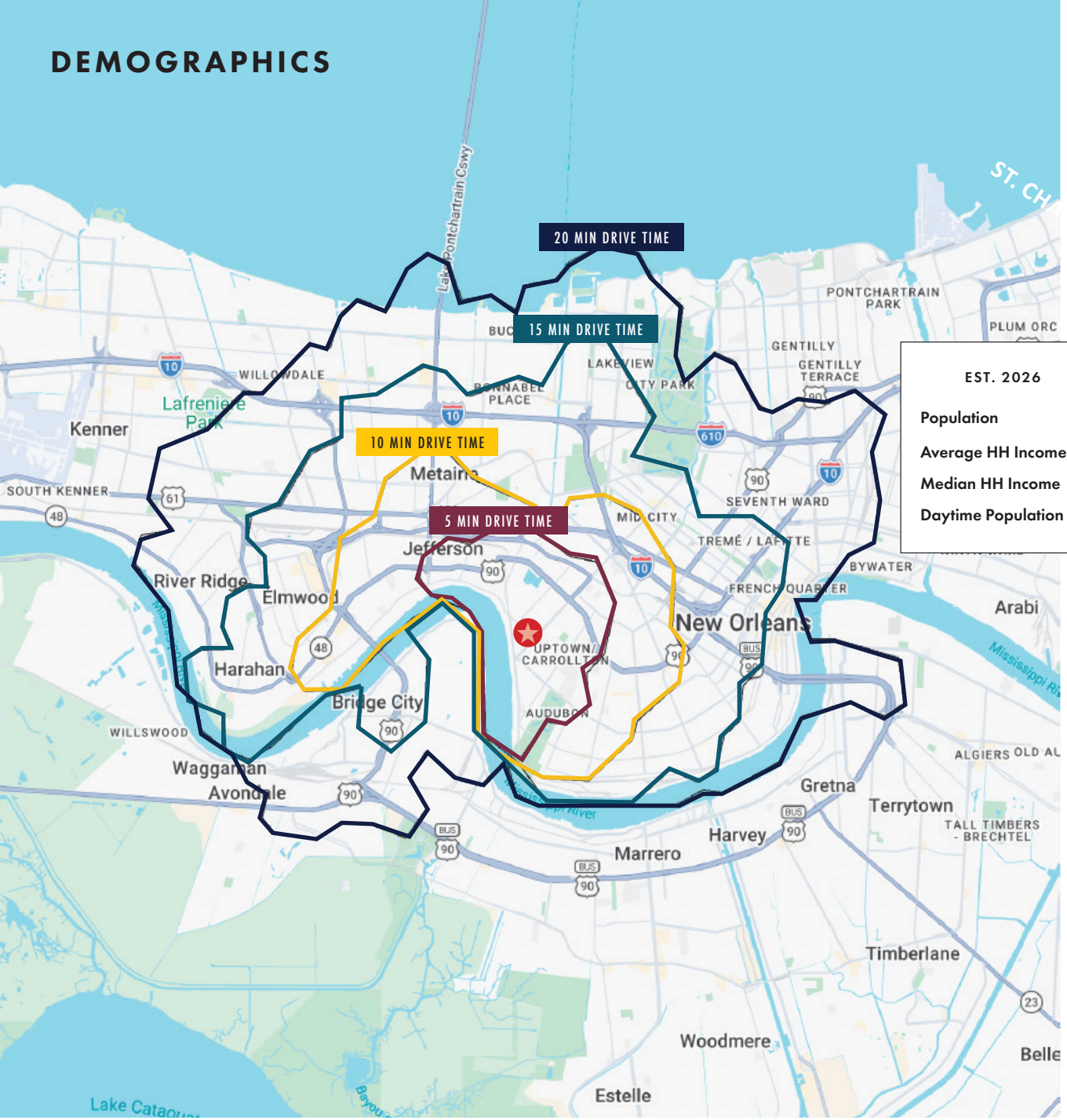
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DEMOGRAPHICS

8227 OAK STREET

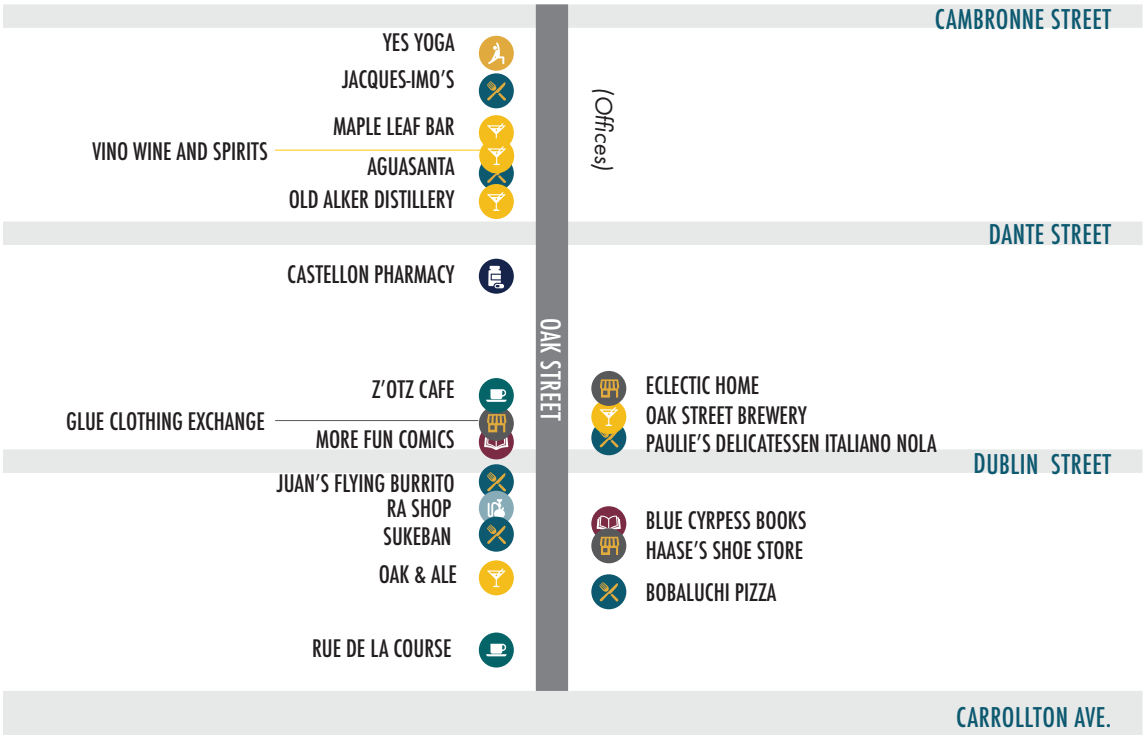


EST. 2026	5 MINS	10 MINS	15 MINS	20 MINS
Population	34,453	91,333	216,397	346,681
Average HH Income	$126,797	$125,178	$118,538	$114,382
Median HH Income	$86,387	$88,181	$90,060	$80,380
Daytime Population	19,760	58,300	161,175	256,311

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LOCAL BUSINESSES

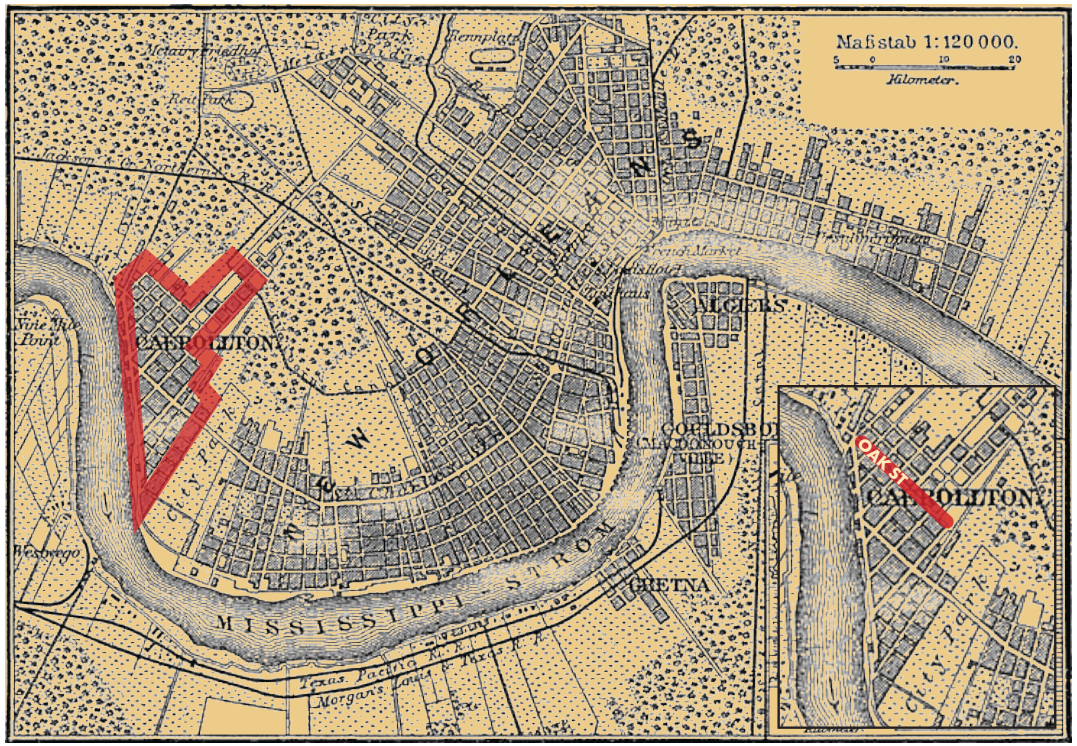
Oak Street is a picturesque two-lane main street where longtime merchants sit alongside newer independents. Haase's Shoes & Young Folks Shop has been here since the early 1920s, and the old-fashioned Castellon Pharmacy still fills prescriptions. Eclectic Home offers high-end furnishings and décor. Coffee shops, yoga studios, a comic book store, a bakery, and a local bookstore round out the mix. Historic shotgun houses have been converted into offices and service businesses, adding to the street's character.

For dining, Oak Street serves up premium local and global flavor along every block. Try Jacques-Imo's famous alligator sausage, temaki made with Louisiana blue crab and sake at the intimate Sukeban, or an eggplant parmigiano hero at Paulie's. Don't miss the coffee at Rue de la Course, which is made with 100% Arabica coffee beans that are custom-roasted in small batches in the Lower Garden District. There are enough choices to tempt any palate—and this variety encourages even more options.

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OAK STREET PAST & PRESENT



HISTORY

A stroll down Oak Street feels like walking down the main street of an old town, and for good reason. Oak was a main thoroughfare of the City of Carrollton on the original layout in 1833. Over time, the City of New Orleans grew around Carrollton, annexing it in 1874. Oak Street has retained a good number of historic structures, which creates an authentic New Orleans feel that draws both locals and visitors.

ACTIVE STREET LIFE

Oak Street is active almost round the clock, from an early morning breakfast to late night live music.

YEARLY EVENTS

The Oak Street Po-Boy Festival is an annual fall festival which draws large crowds for enjoying many delicious po-boys as well as live music.

Mid-Summer Mardi Gras, hosted by the Krewe of OAK, marches through Carrollton, always beginning and ending at the famous music destination Maple Leaf Bar.

GETTING THERE

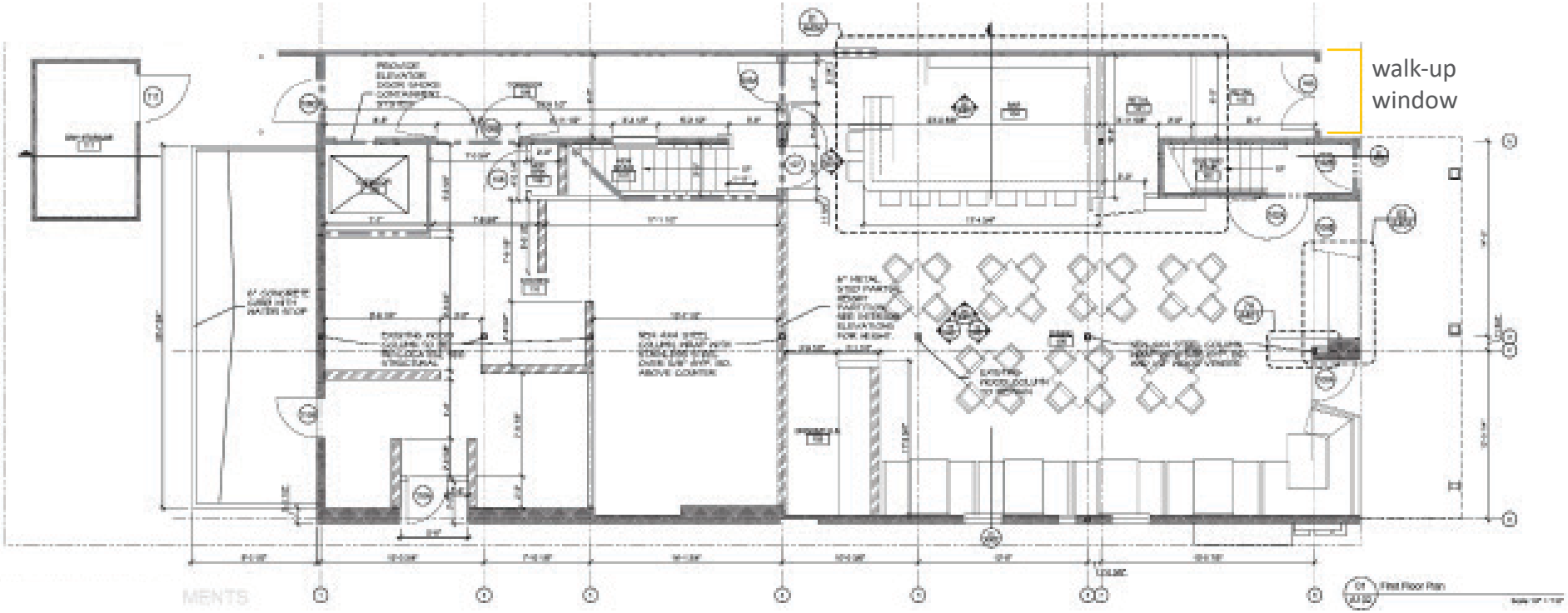
Oak Street is on the route of the St. Charles Streetcar Line, which connects Uptown to Canal Street and the French Quarter. Along the way, the streetcar passes Tulane and Loyola Universities, the Garden District, the Warehouse District, and the Central Business District.

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FLOOR PLAN: GROUND FLOOR

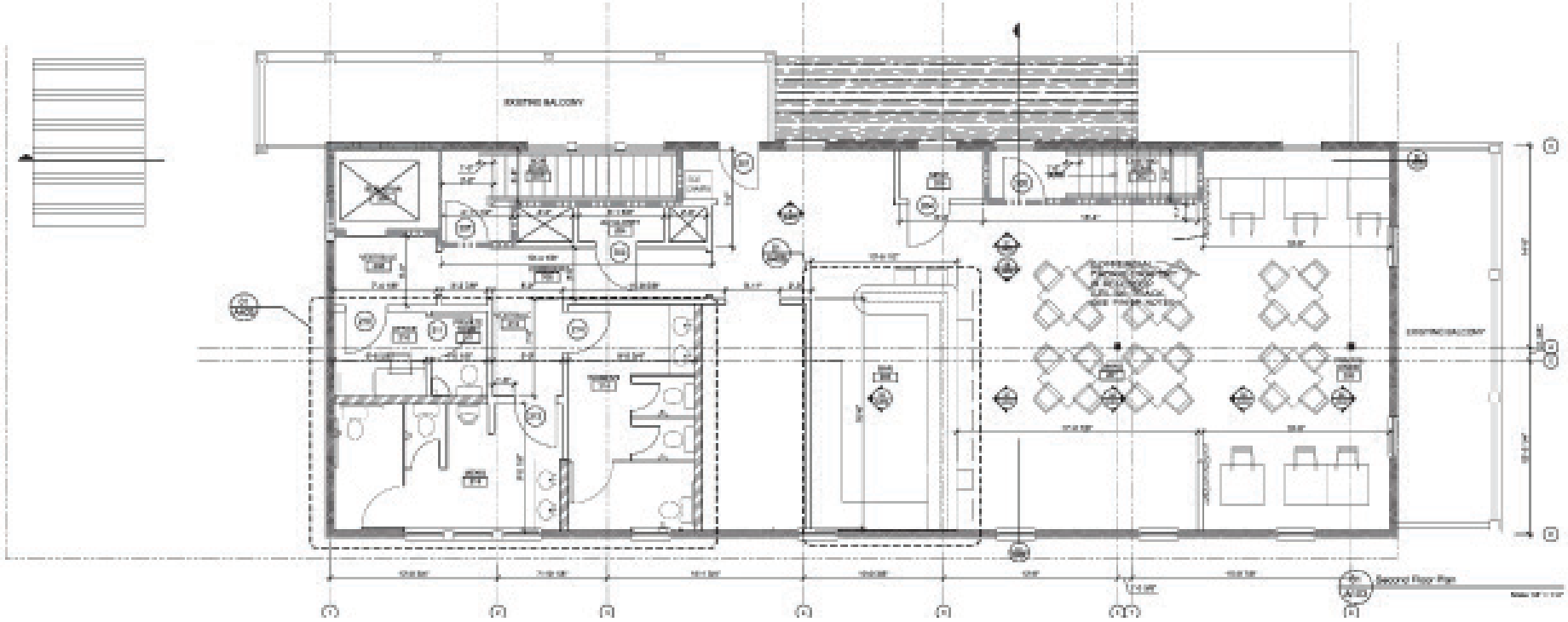


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FLOOR PLAN: SECOND FLOOR



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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:	_____