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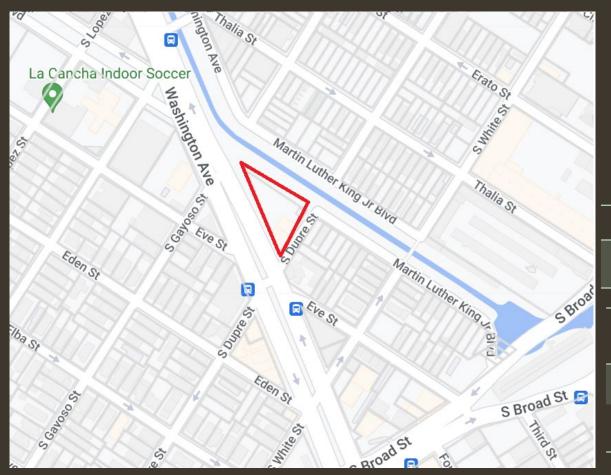
4201 Washington Avenue New Orleans La 70125



4201 Washington Avenue

Bar and Event Hall

4201 Washington Avenue, New Orleans, LA 70125



DESCRIPTION

Lower level of property currently leased out as a bar and event hall. Upper level currently being used as an office and studio.

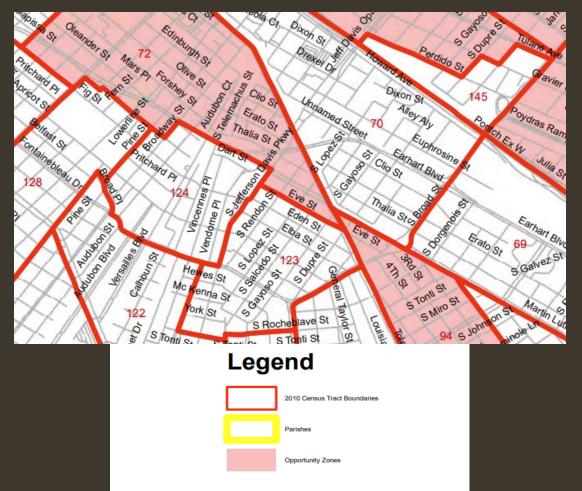
BLDG SIZE:	7,800 sf	SALE PRICE:	\$899,000.00
LAND SIZE:	19,916	LEASE PRICE:	\$5,500/mo + NNN
2021 Demographics	5 Minutes	10 Minutes	15 Minutes
Population	53132	196510	422794
Average HH Income	\$80,223	\$77,197	\$73,125

30 Off-Street Parking Spaces





Located in an Qualified Opportunity Zone (QOF)



- The length of time the taxpayer holds the QOF investment determines the tax benefits they receive.
- If the investor holds the QOF investment for at least five years, the basis of the QOF investment increases to 10% of the deferred gain.
- If the investor holds the QOF investment for at least seven years, the basis of the QOF investment increases to 15% of the deferred gain.
- If the investor holds the investment in the QOF for at least 10 years, the investor is eligible to elect to adjust the basis of the QOF investment to its fair market value on the date that the QOF investment is sold or exchanged

7800 Sqft Bldg on 19000 Sqft Lot with 290ft of frontage along Washington Avenue





