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OAK STREET RESTAURANT/MIXED USE AVAILABLE

8228 Oak Street, New Orleans, LA 70118



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DESCRIPTION

Available for sale or lease, 8228 Oak Street offers a fully built-out quick-serve restaurant (no hood) on the ground floor ready for immediate occupancy, along with a leased second-floor office space providing additional income. Formerly occupied by Primo Hoagies, the ground floor underwent an extensive renovation in 2022, including a full restaurant buildout. The space features a front retail/dining area, large kitchen and prep area, dish pit, new HVAC, grease trap, walk-in cooler/freezer, office, and additional storage and prep space. The property also includes off-street parking for multiple vehicles.

The second floor is leased to a photography studio on a gross lease, providing stable in-place income. The property is located along the highly desirable Oak Street corridor in Uptown New Orleans, in immediate proximity to a strong mix of local restaurants, bars, retailers, offices, and coffee shops.

SALE PRICE: \$1,150,000

BUILDING SIZE: ~3,540 SF

LEASE PRICE: \$5,750/mo

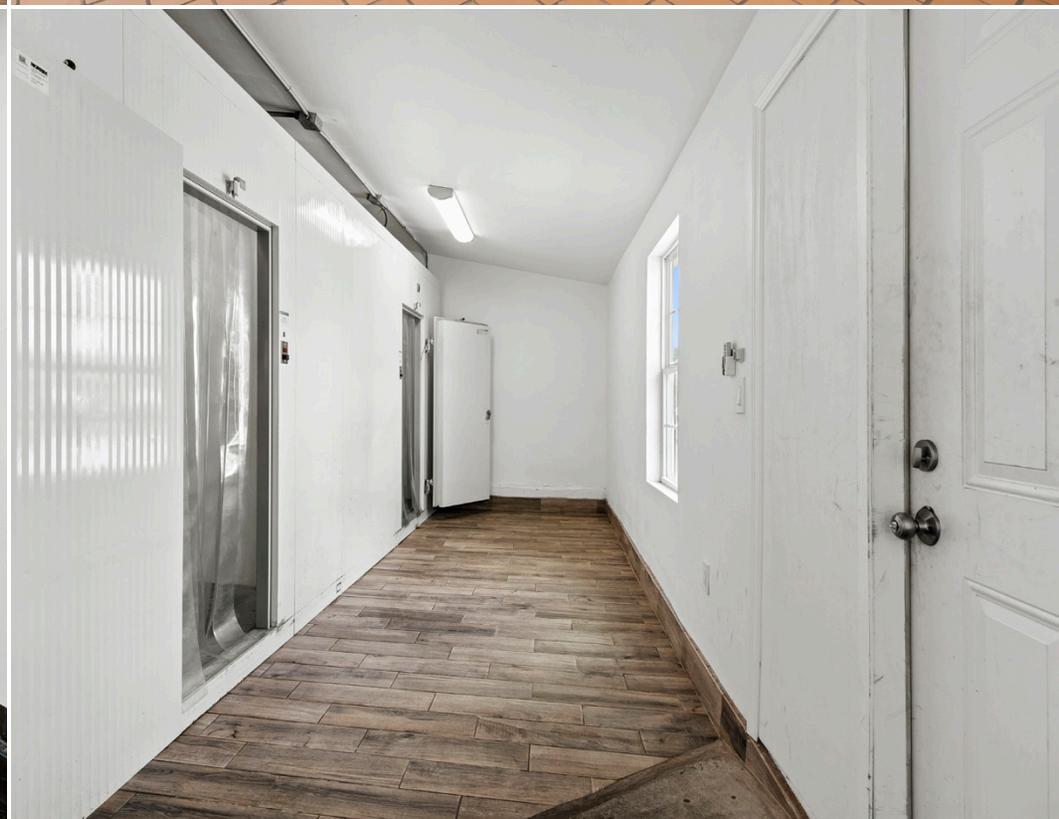
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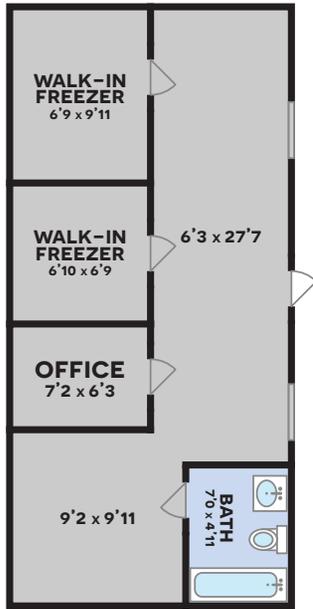
DEMOGRAPHICS

2026 DEMOGRAPHICS	3 minute	5 minutes	10 minutes
ESTIMATED POPULATION	7,897	20,466	91,821
AVERAGE HH INCOME	\$118,310	\$125,503	\$116,858

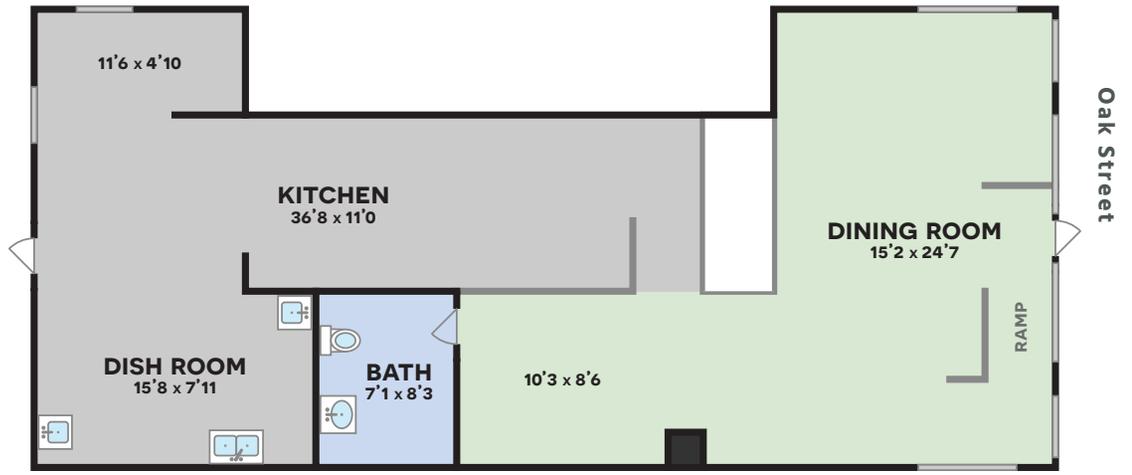


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STORAGE



STOREFRONT

ESTIMATE ONLY

GROUND FLOOR PLAN



AERIAL VIEW

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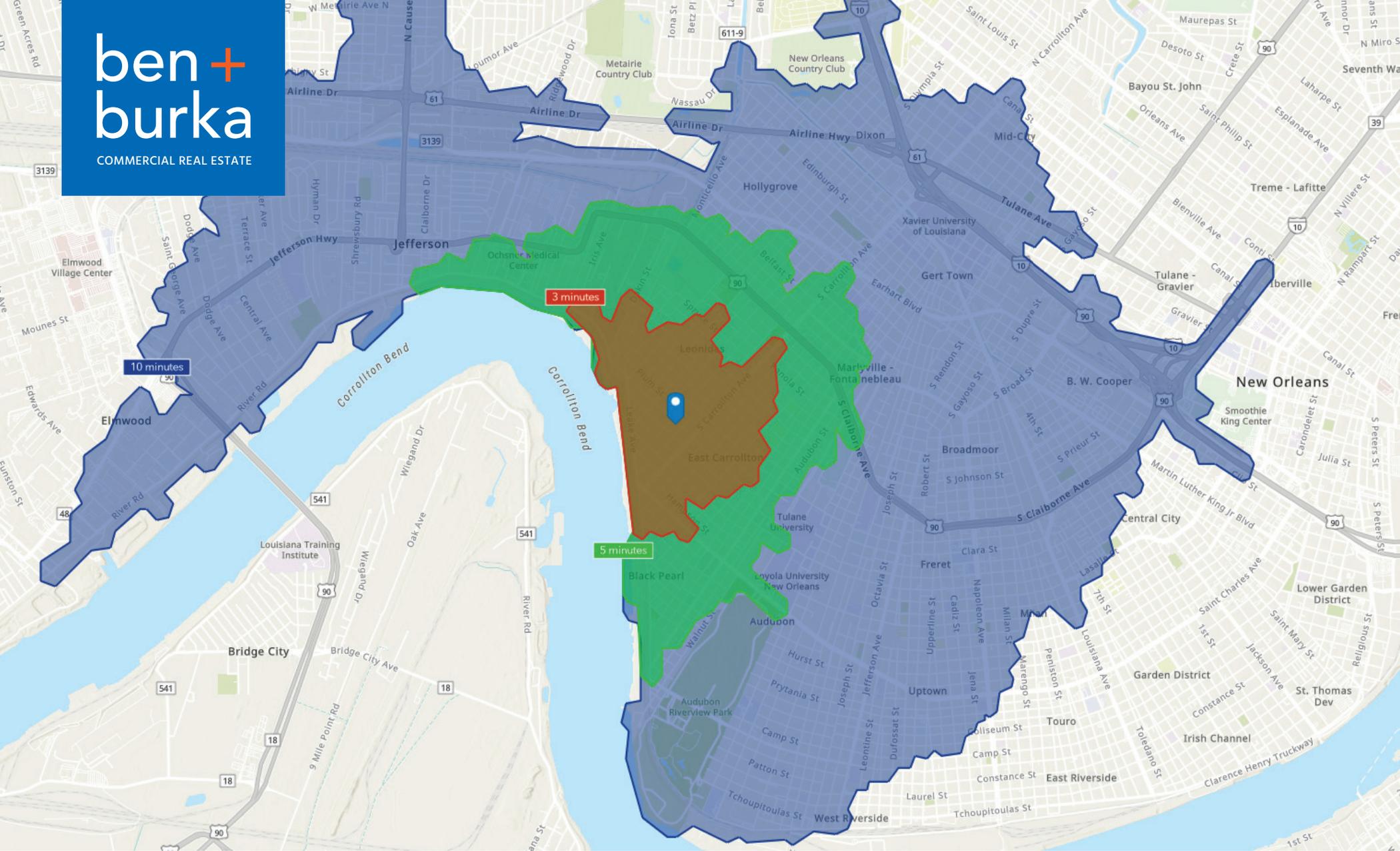
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POINTS OF INTEREST MAP

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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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AARON KAZANOFF
AGENT

25 Walnut Street
New Orleans, LA 70118
504.301.1002
aaron@benburka.com

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