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COMMERCIAL REAL ESTATE

+ 504.301.1002

8227 Oak Street, New Orleans, LA 70118



## TURN KEY OAK STREET RESTAURANT/BAR FOR SALE

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## TURN KEY OAK STREET RESTAURANT/BAR

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### DESCRIPTION

Available for sale, this exceptional full-service restaurant opportunity is located on the Oak Street commercial corridor in Uptown New Orleans. The ground floor features an open dining room with high ceilings, a full bar, and an expansive, impeccably maintained commercial kitchen equipped with multiple hood systems, extensive prep and storage areas, dish pit, and a massive walk-in cooler and freezer — truly one of the cleanest and most functional kitchens available on the market. The second floor offers additional dining and event space complete with an open seating area, full bar, and a dedicated walk-in cooler servicing the upstairs tap lines and keg system. The building is elevator-served and thoughtfully designed for high-volume restaurant operations, making it well suited for a wide range of hospitality concepts.

Located in the heart of the vibrant Oak Street corridor, the property is surrounded by popular restaurants, bars, and neighborhood destinations, offering a rare opportunity to acquire a turnkey restaurant asset in one of Uptown's most established dining districts.

**SALE PRICE:** \$1,340,000

**BUILDING SIZE:** 4,587 SF

**ZONING:** HU-MU

**LAND SIZE:** 3,700 SF

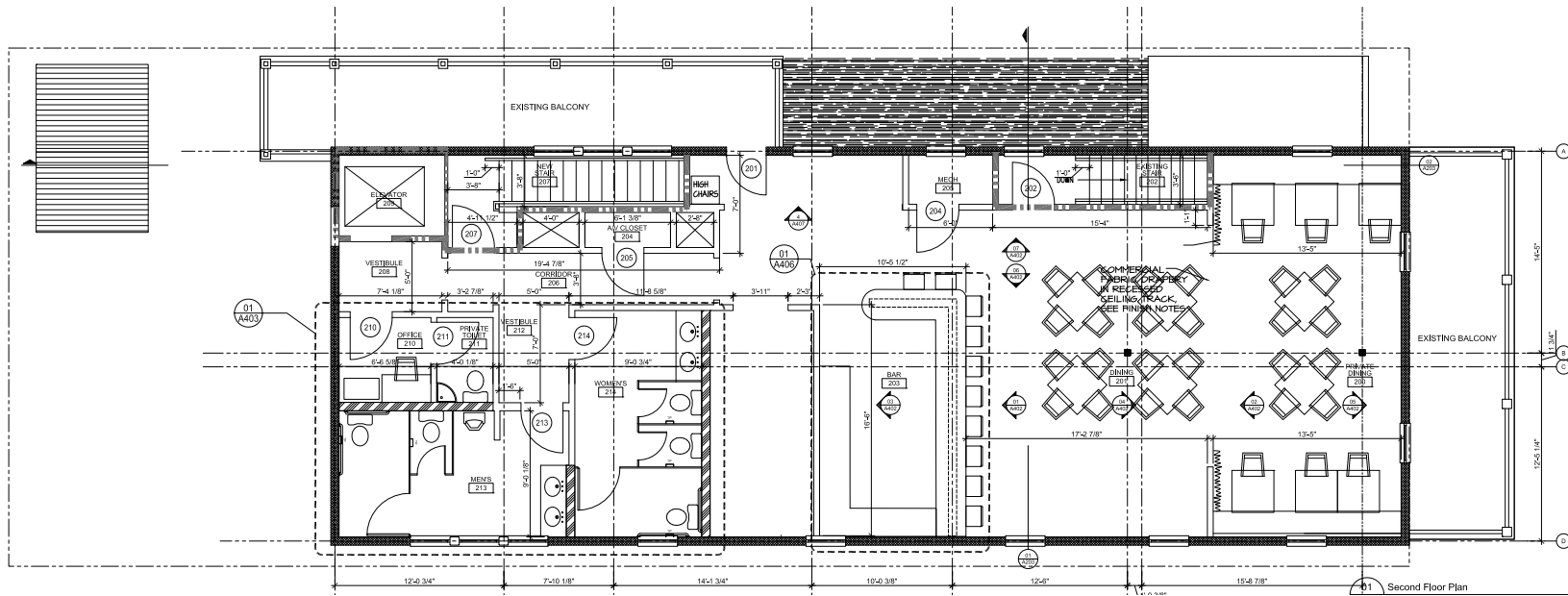
### DEMOGRAPHICS

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

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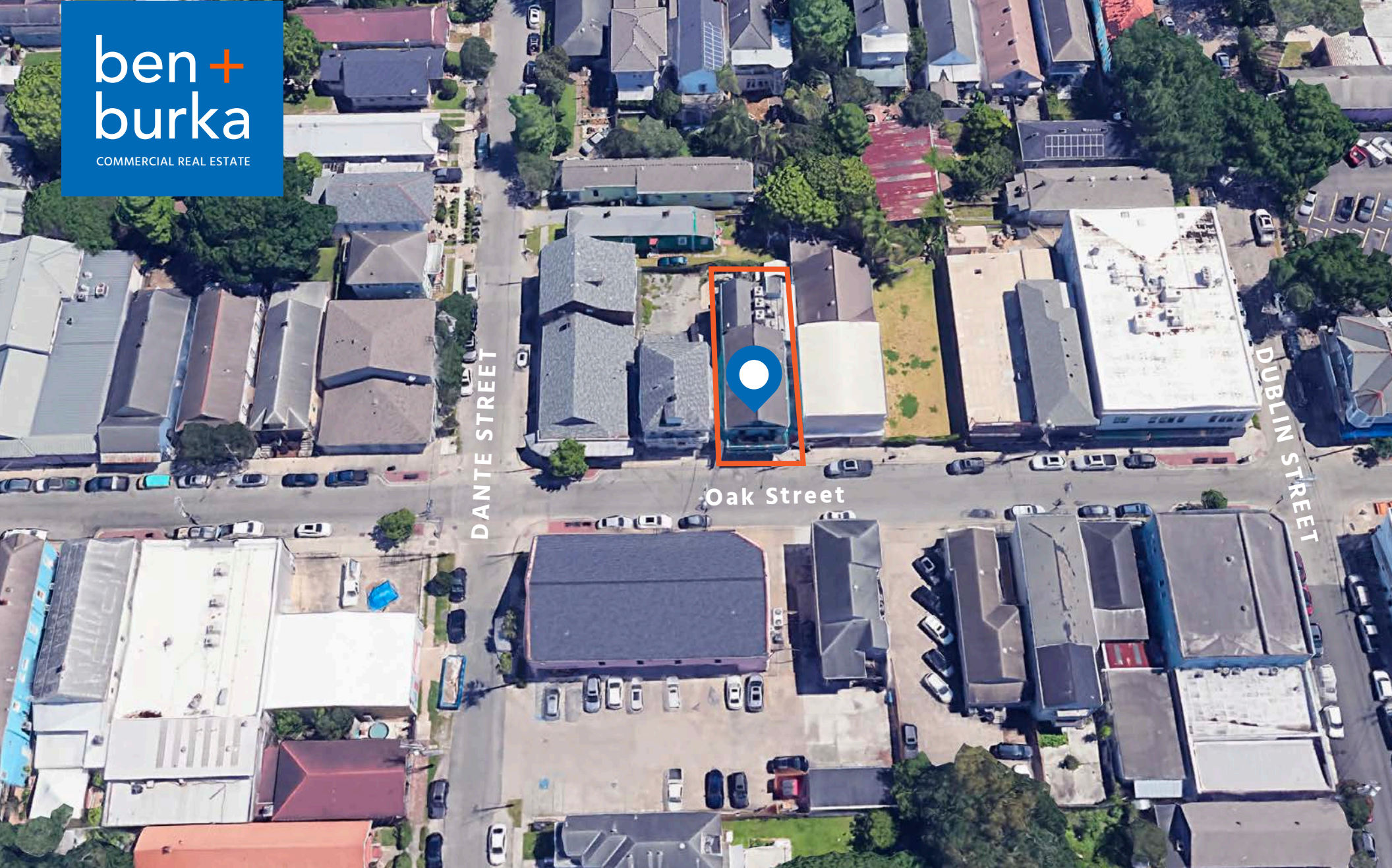


Oak Street

2nd FLOOR PLAN

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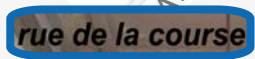
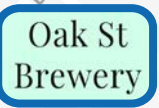


## AERIAL VIEW



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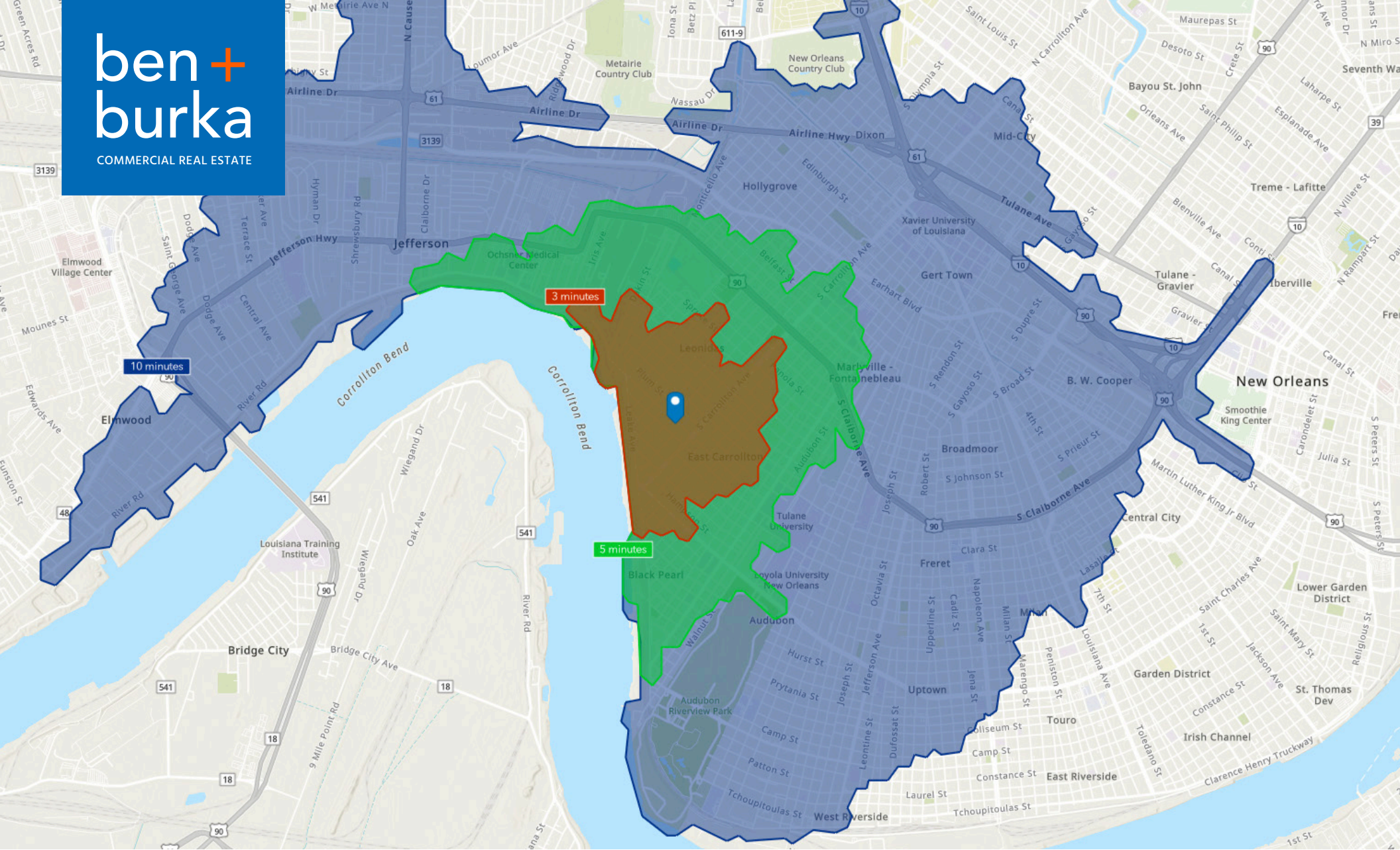




# POINTS OF INTEREST MAP



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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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