

## OFFICE FOR SALE

# COVINGTON OFFICE/RETAIL CHARMER

304 E Boston St., Covington, LA 70433



<b>SALE PRICE:</b>	\$395,000
<b>BUILDING SIZE:</b>	
<b>PRICE / SF:</b>	\$279.35
<b>ZONING:</b>	Commercial
<b>MARKET:</b>	New Orleans
<b>SUBMARKET:</b>	Northshore New Orleans - St. Tammany Parish
<b>BOUNDING STREETS:</b>	N. Massachussets St., N. Vermont St.
<b>BROCHURE DATE:</b>	12/7/18

### PROPERTY OVERVIEW

Covington Charmer on Boston Street! Great for Live/Work or Work/Live. Very well built and in awesome condition for a 100-year-old property. Heart pine floors with center hall, non-working fireplaces but beautifully restored mantels. Pecky Cypress room, library with wall-to-wall shelving, full kitchen, one full bath, and one half bath. Outdoor courtyard. Also listed for lease at \$2,000/monthly, modified gross.

### PROPERTY HIGHLIGHTS

- Historic Property in Great Condition
- Ideal for Office, Retail, Work/Live
- Located in Heart of Downtown Covington
- Convenient to Highway 190, Highway 21, I-12

**KW COMMERCIAL**  
1522 W. Causeway Approach  
Mandeville, LA 70471

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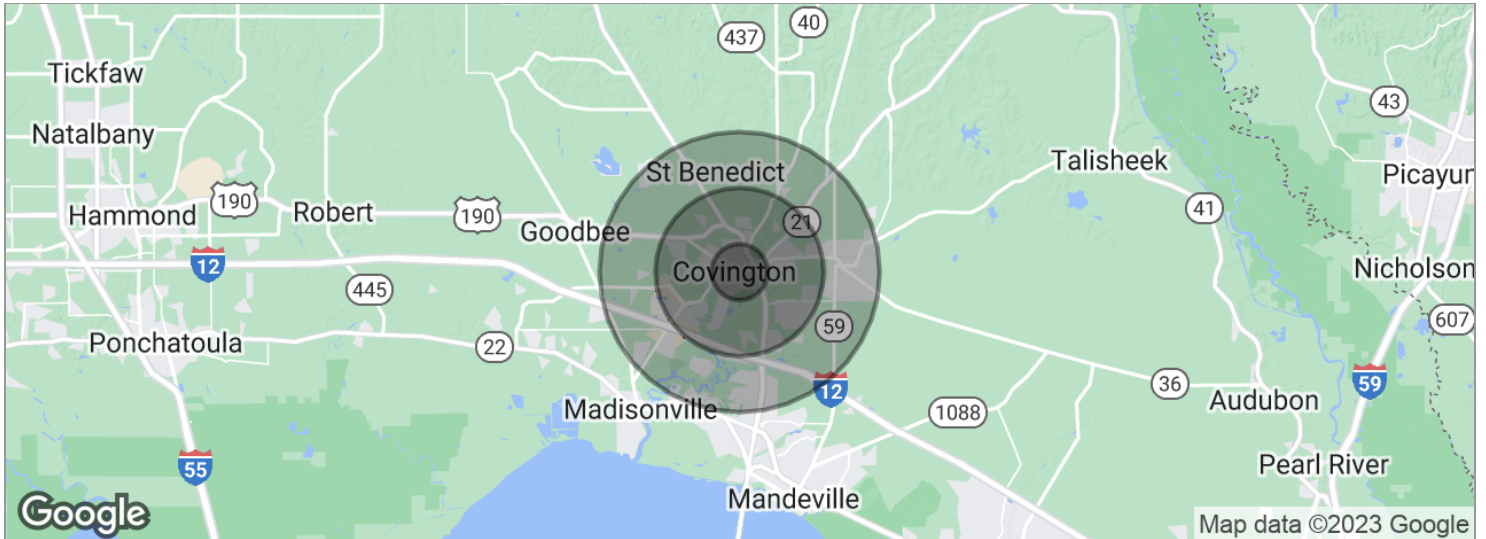
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## OFFICE FOR SALE

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,412	19,820	44,249
Median age	38.1	38.0	39.2
Median age (male)	35.1	36.4	38.2
Median age (Female)	43.0	41.1	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,184	7,250	16,758
# of persons per HH	2.9	2.7	2.6
Average HH income	\$80,834	\$78,459	\$82,178
Average house value	\$323,706	\$316,576	\$318,727

\* Demographic data derived from 2020 ACS - US Census

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