

FIRST-CLASS OFFICE/WAREHOUSE ON 10+ ACRES



OFFERING SUMMARY

Sale Price:	\$1,200,000 \$94.23/SF
Lot Size:	10.84 Acres
Building Size:	12,735
Zoning:	C-2
Price / SF:	\$94.23

PROPERTY OVERVIEW

This is a one-of-a-kind property on ±10 acres, complete with custom finishes impeccably installed by the current owner. There are 3 living areas on the property: The ground floor consisting of 2B/2Ba 1,577 SF, the 2nd floor consisting of 3B/2Ba 1,475 SF, and a 1B/1Ba 748 SF apartment on the rear of the building. The warehouse also features a 190 SF cooled office and a 1,600 SF attached shop area. The property boasts plenty of picturesque acreage, multiple stocked ponds, a barn, and much more.

PROPERTY HIGHLIGHTS

- Huge 7,300+ SF Warehouse
- 3,800 SF Living Area
- 2 Large Roll-up Doors - 20' x 12'
- First-Class Finishes Throughout
- Full Kitchen
- Cypress Cabinets

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640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

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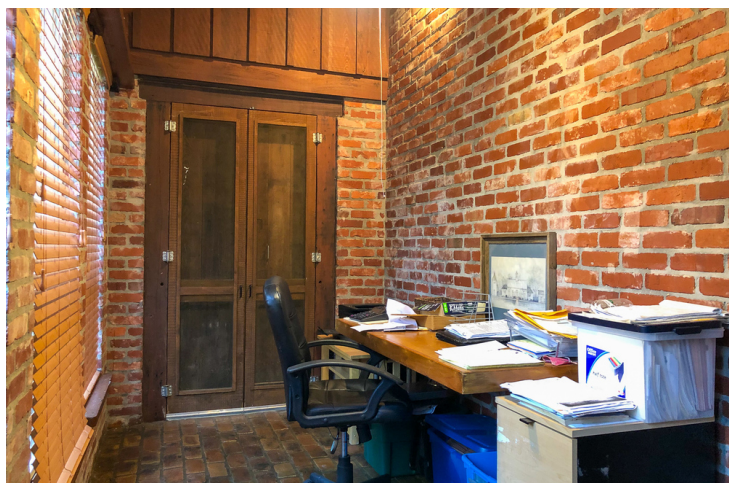


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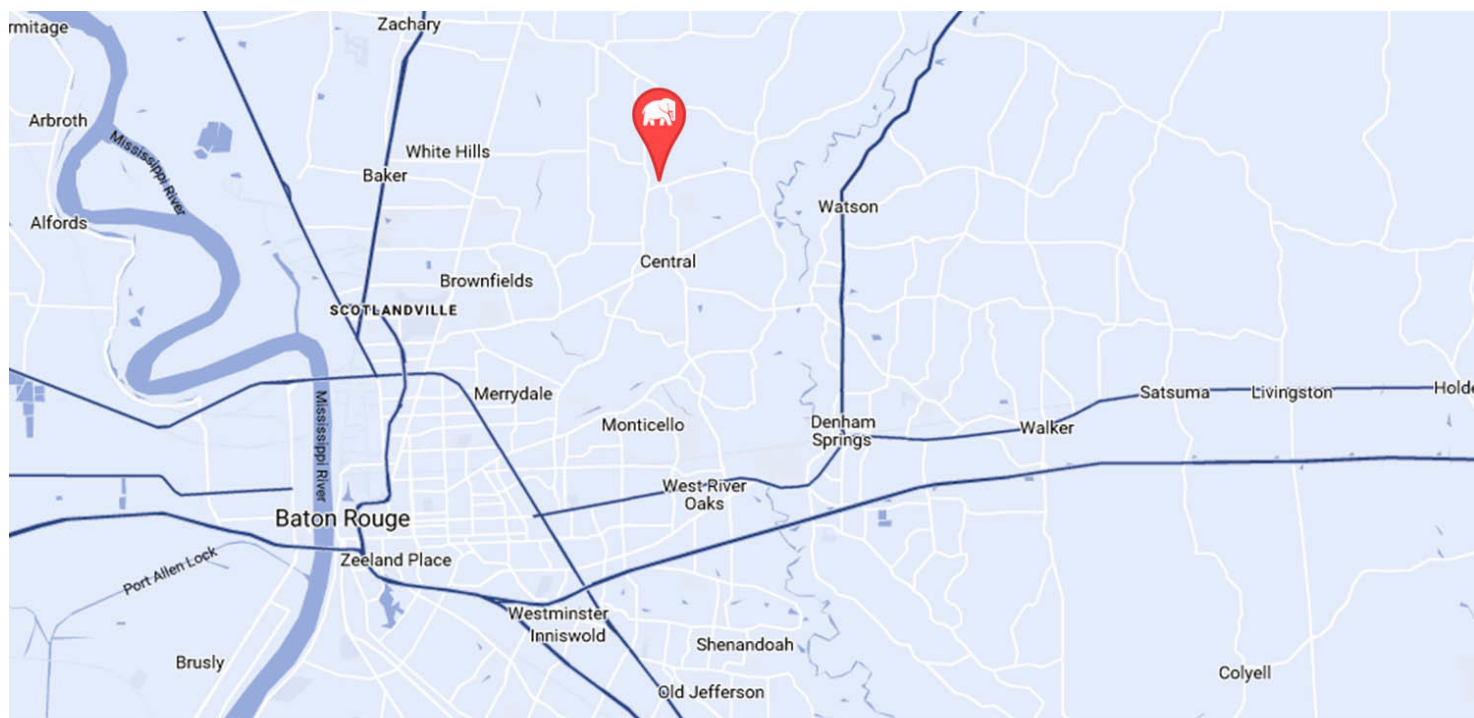


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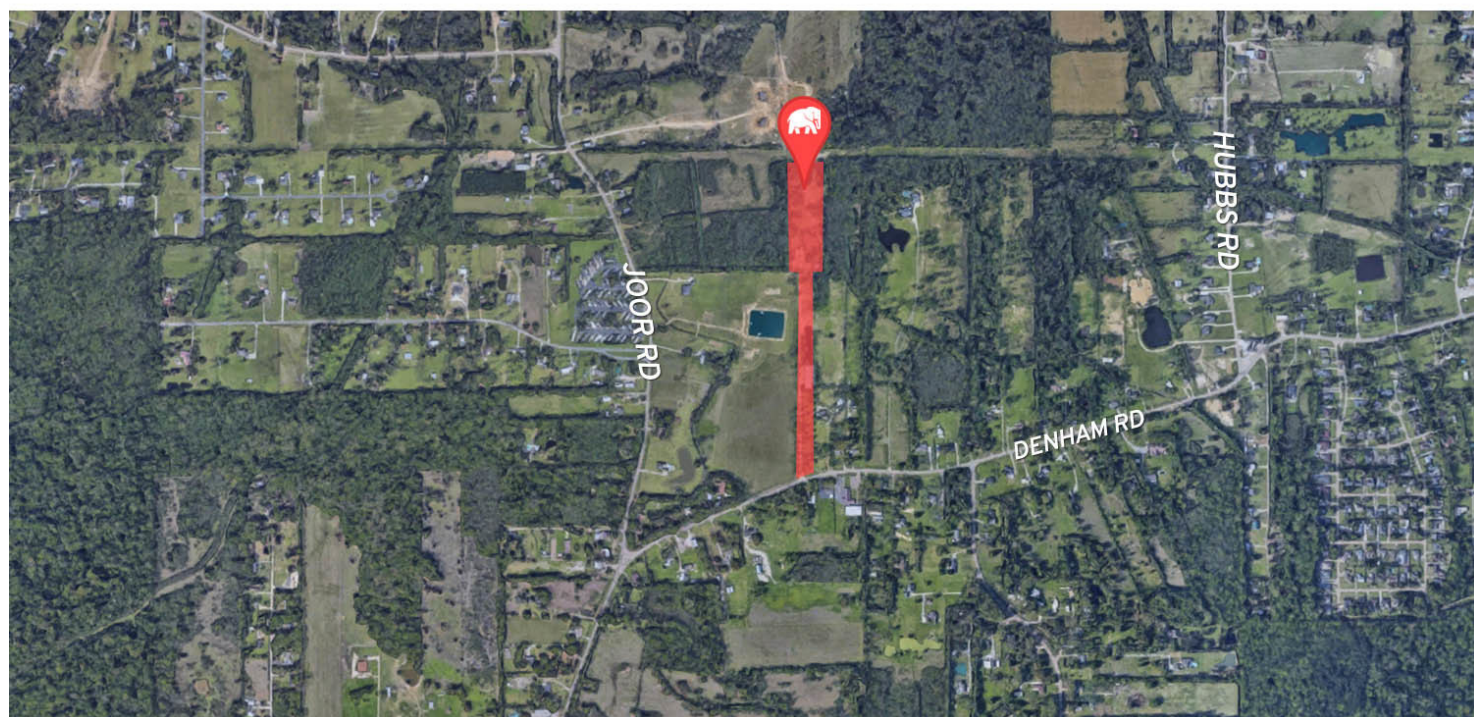
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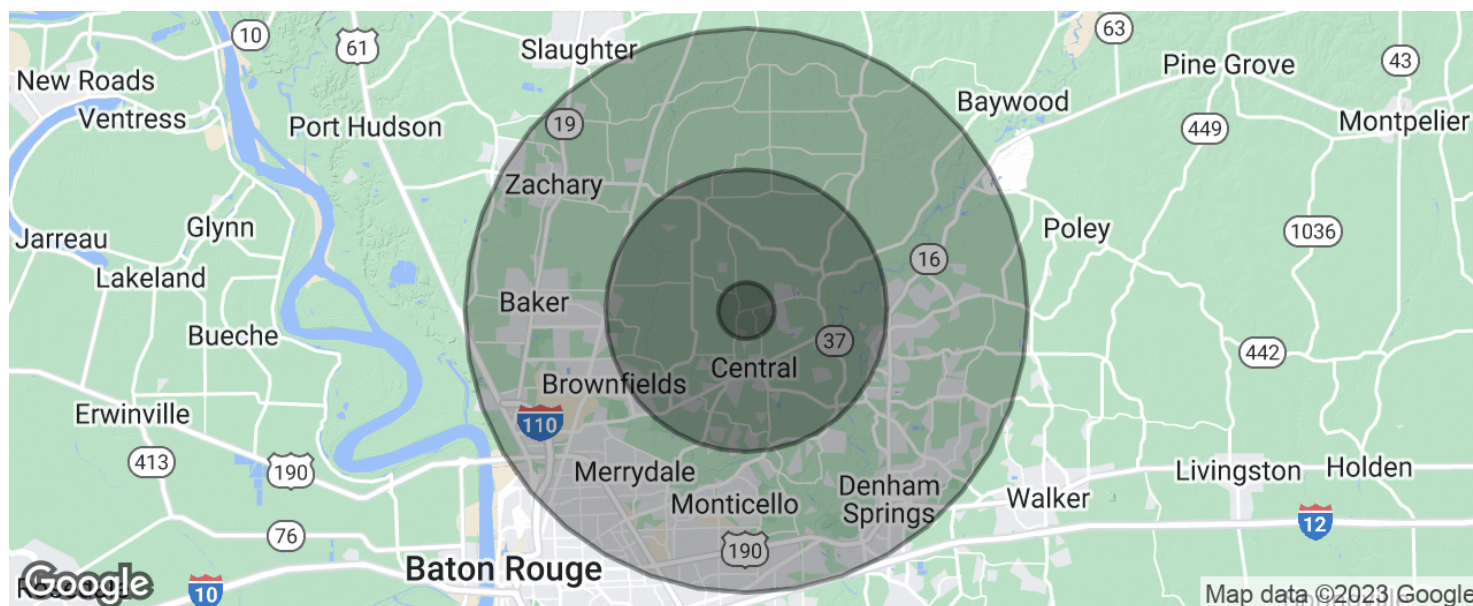


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,254	27,179	231,942
Median age	43.7	39.3	34.5
Median age (Male)	40.9	36.7	32.8
Median age (Female)	45.3	41.2	36.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	482	10,067	82,293
# of persons per HH	2.6	2.7	2.8
Average HH income	\$76,869	\$72,431	\$57,108
Average house value	\$173,703	\$173,472	\$151,048

* Demographic data derived from 2020 ACS - US Census

