

RETAIL FOR SALE

1747 O'Neal Ln, Baton Rouge, LA 70816



SALE PRICE: \$325,000

LOT SIZE: 0.69 Acres

BUILDING SIZE: 2,600 SF

PROPERTY OVERVIEW

Flooded and gutted bank building for sale.

PROPERTY FEATURES

- 2600 sf +/-
- 16 Parking Spaces
- 4 Drive Thru Lanes
- Flooded in 2016
- Flood Damage Abated
- Standby Generator
- 14x16 Vault
- I-12 Access
- Great Visibility

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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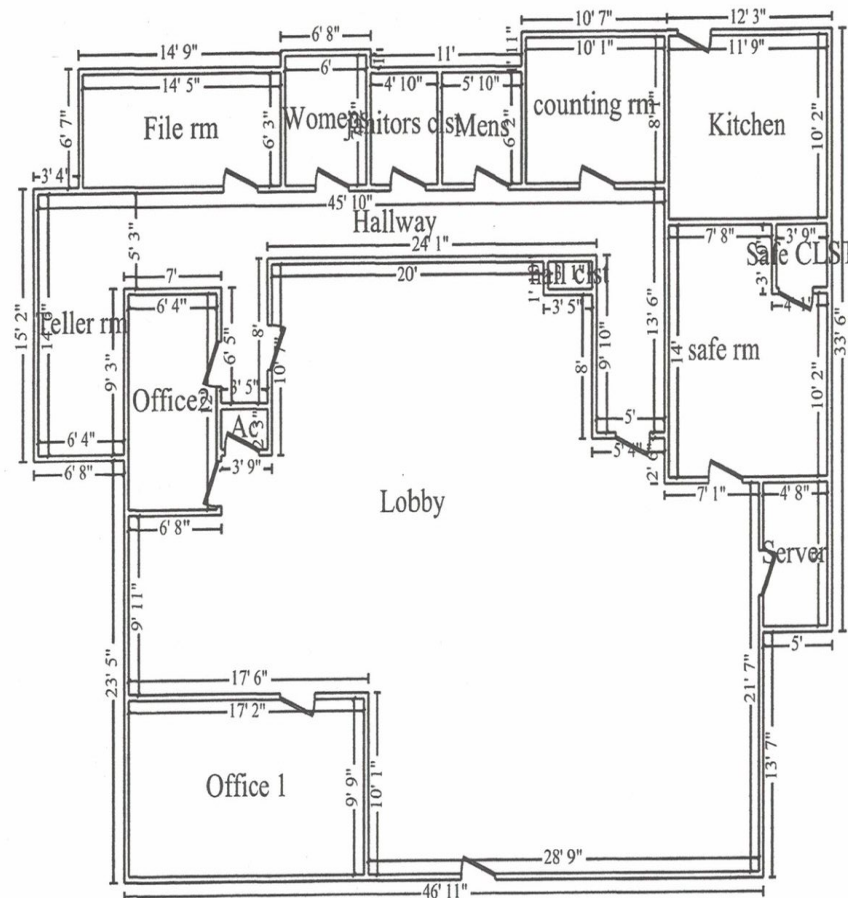
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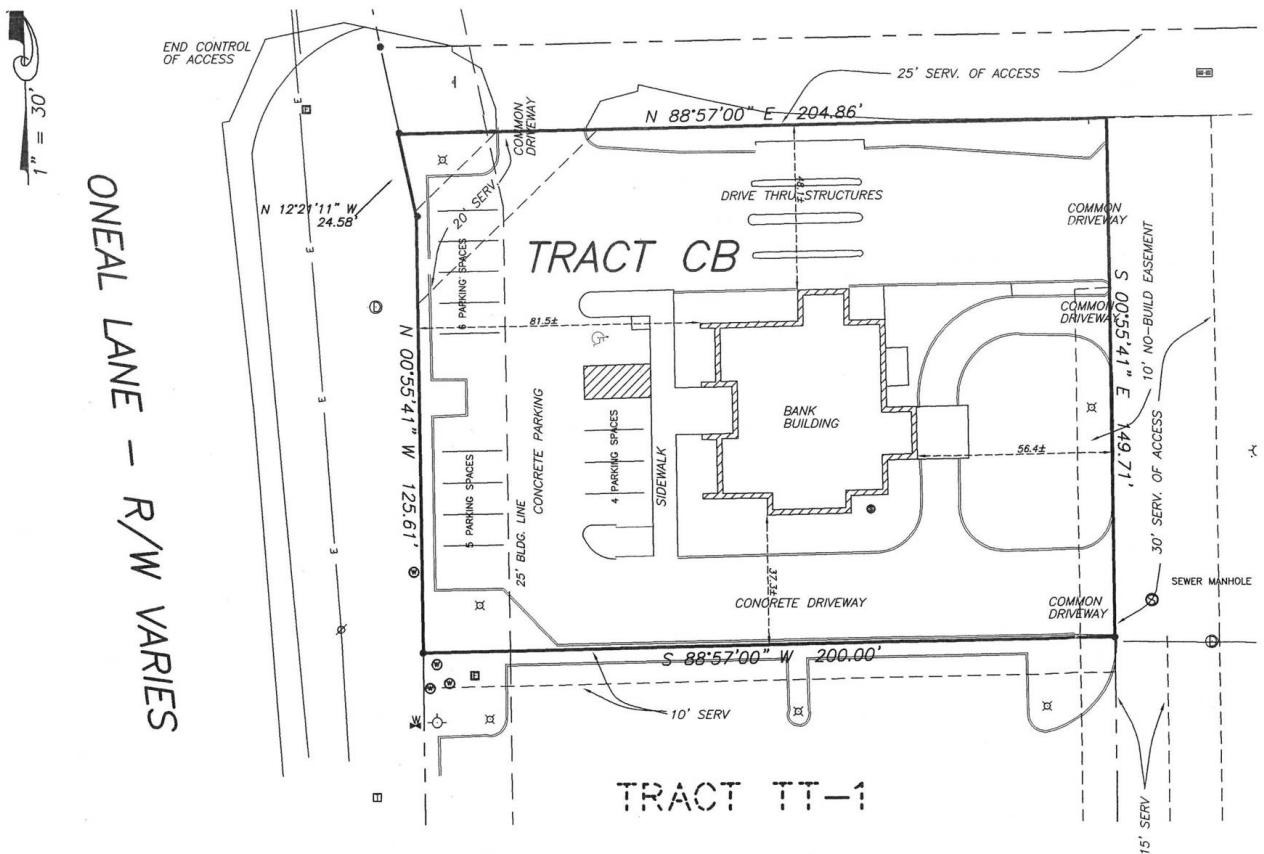
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Main Level



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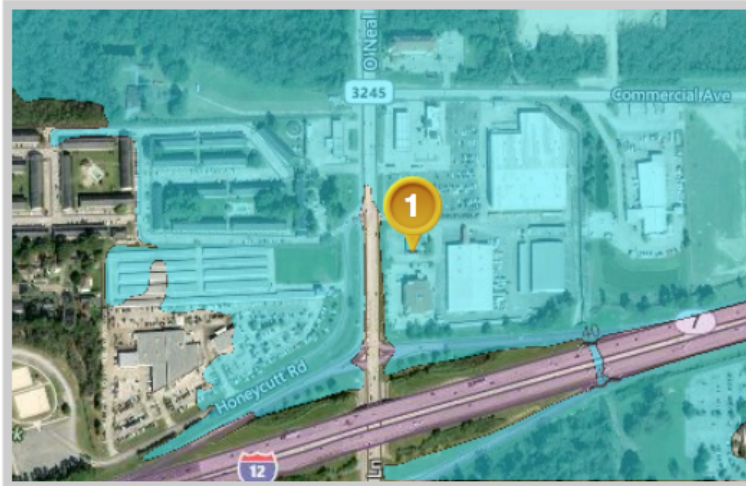
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Louisiana Flood Map

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Visible Layers

Effective FIRM

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.4444, -91.007

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0260E 5/2/2008	AE	manual	40.2	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

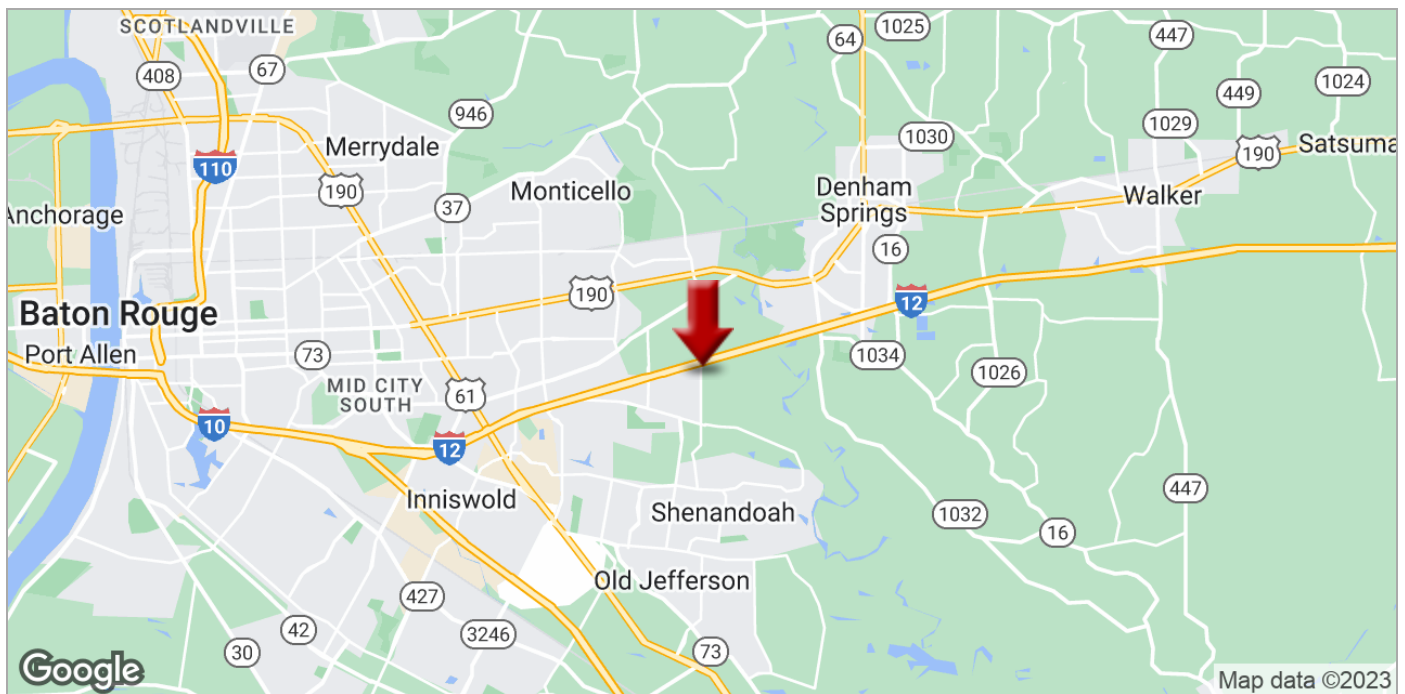
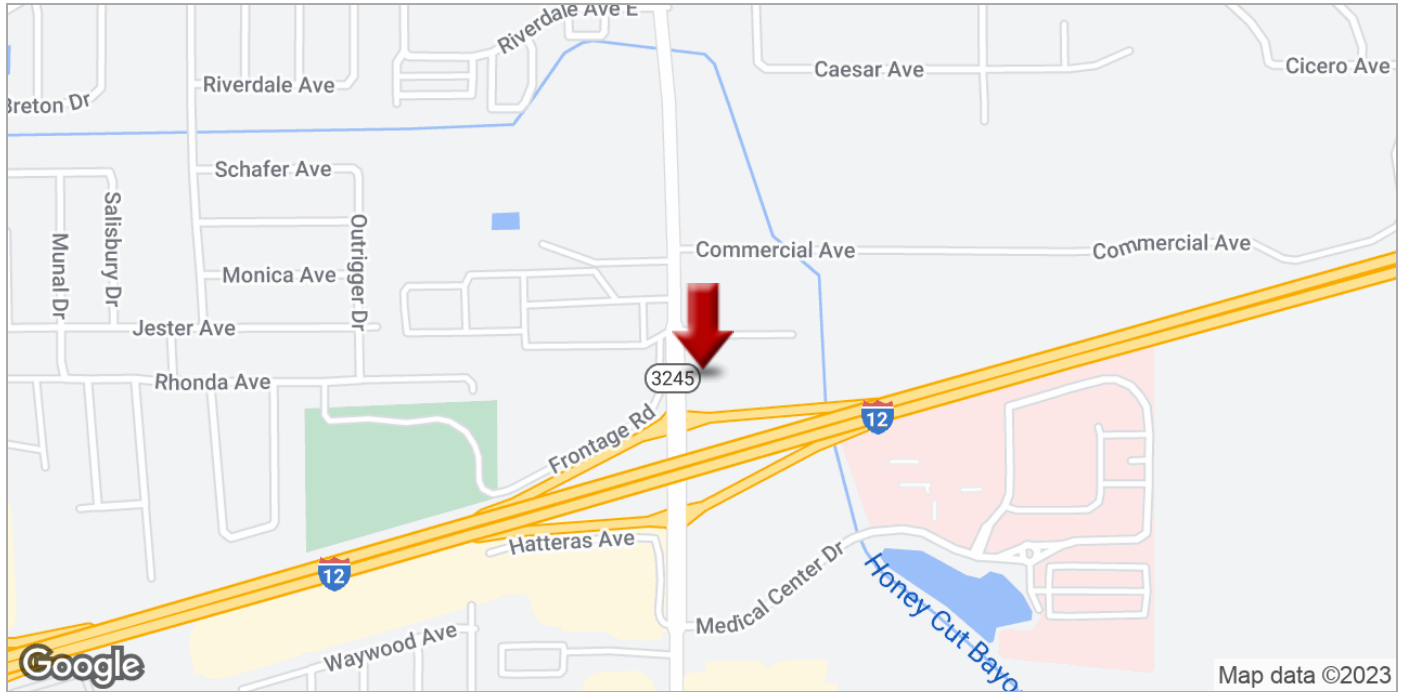
Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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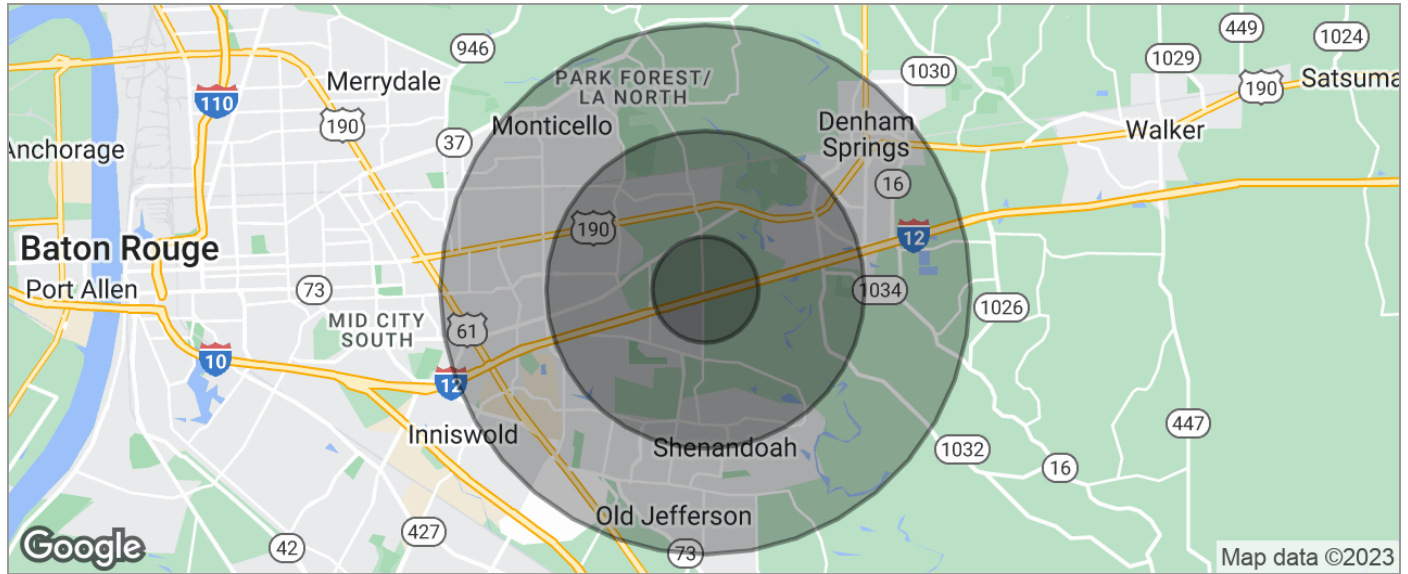
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,718	52,641	136,887
MEDIAN AGE	32.0	33.5	35.2
MEDIAN AGE (MALE)	28.6	32.4	34.0
MEDIAN AGE (FEMALE)	35.6	35.0	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,246	20,284	53,414
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$67,818	\$69,554	\$68,843
AVERAGE HOUSE VALUE	\$166,991	\$188,285	\$186,220
RACE	1 MILE	3 MILES	5 MILES
% WHITE	57.8%	58.8%	61.9%
% BLACK	33.0%	33.3%	30.9%
% ASIAN	5.7%	5.3%	4.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.2%
% OTHER	1.5%	0.5%	0.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.9%	5.3%	5.1%

* Demographic data derived from 2020 ACS - US Census

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