



PORT ALLEN OFFICE WAREHOUSE OFF HIGHWAY 1

1923 W SHORE AVE PORT ALLEN, LA 70767



OFFERED: FOR SALE

SALE PRICE: \$840,000

11,488 SF

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023
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.

AERIAL PHOTOS

**CONTACT:**

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.

EXTERIOR PHOTOS

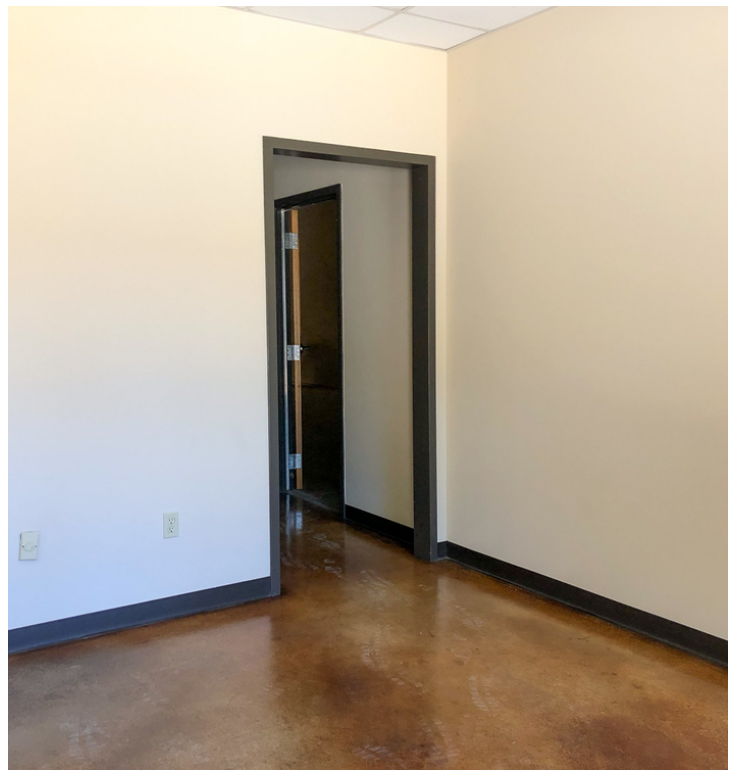
**CONTACT:**

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.

INTERIOR PHOTOS

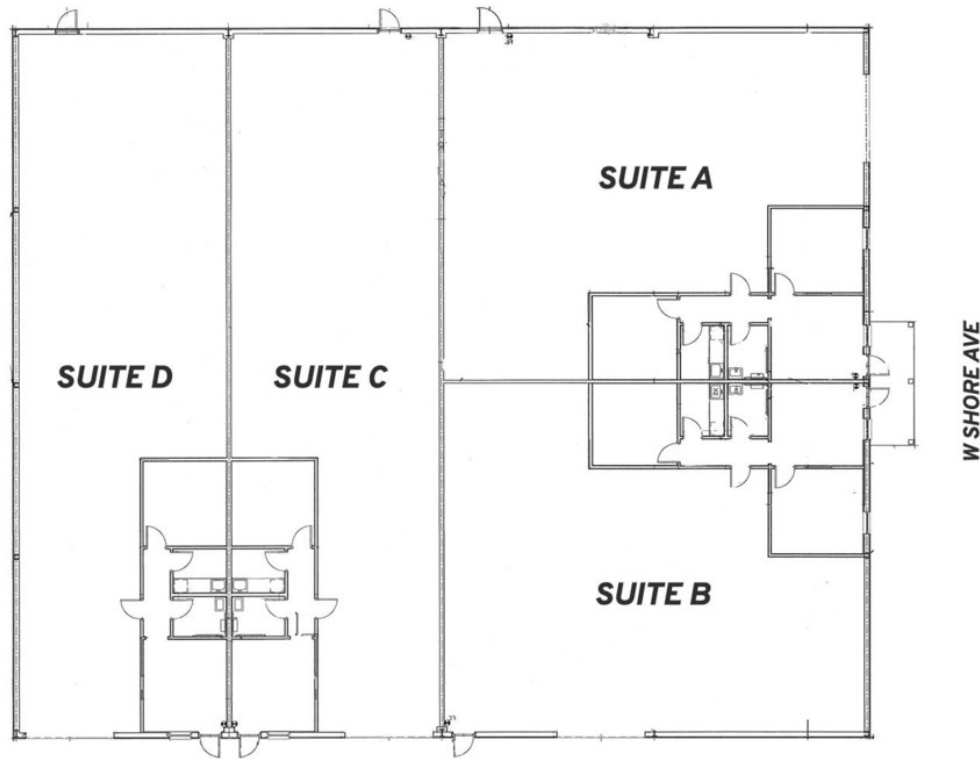
**CONTACT:**

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.

FLOORPLAN + FINANCIALS



Suite	Tenant	Lease Term	Space Size (SF)	Monthly Rent	Rent PSF/YR	Annual Rent	Notes
A	Acadian Aquatics	4/13/18 - 4/12/22	2,872	\$ 1,900.00	\$ 7.94	\$ 22,800.00	One option to renew for 2 years
B	Patin Construction	Owner Occupied	2,872	\$ 1,700.00	\$ 7.10	\$ 20,400.00	
C	Available	-	2,872	\$ 1,500.00	\$ 6.32		
D	Posh Pet Palace	3/1/20 - 3/31/25	2,872	\$ 1,761.49	\$ 7.36	\$ 21,137.92	One option to renew for 5 years
			11,488	\$ 6,861.49	\$ 7.18	\$ 64,337.92	

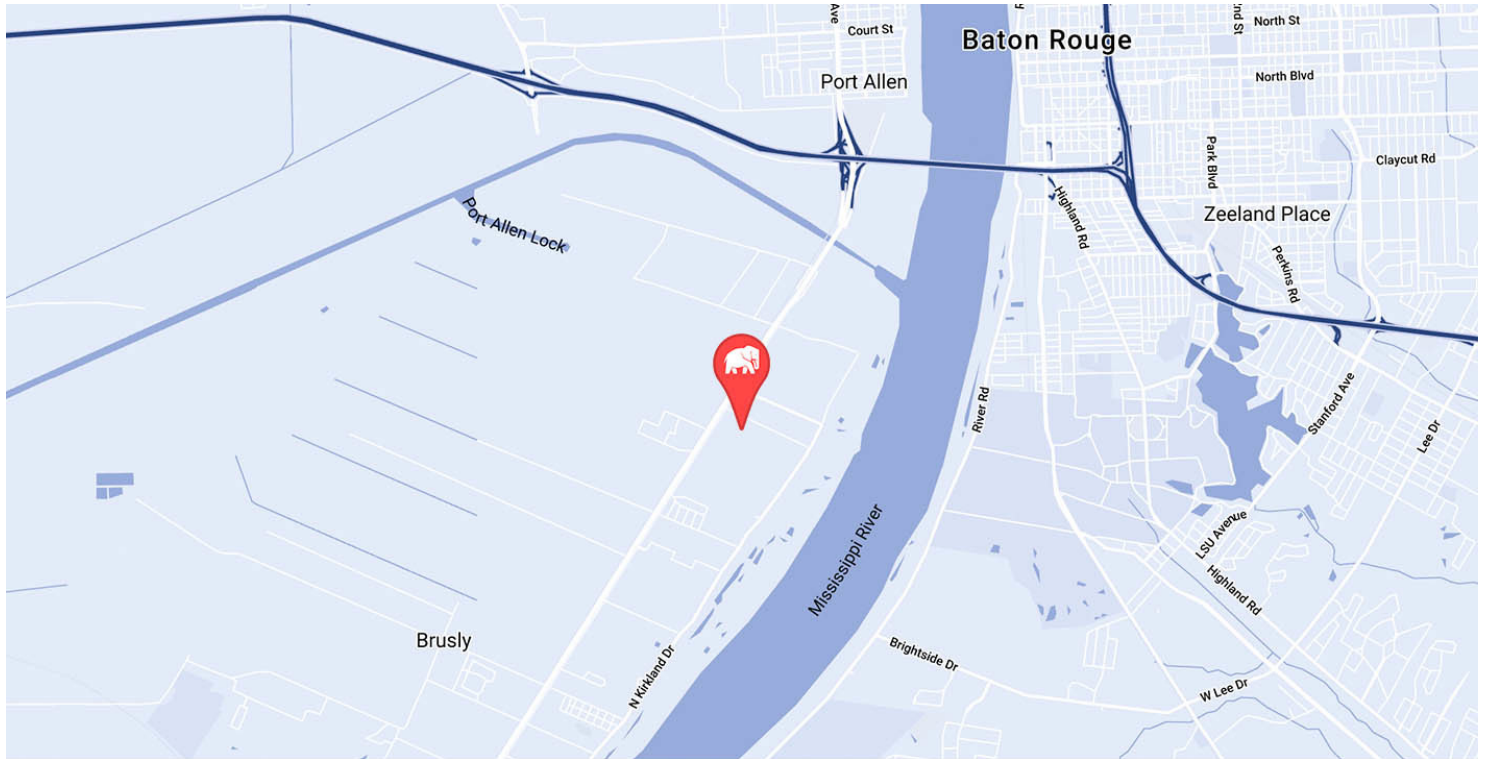
Pro Forma		Annual Expenses	
Potential Gross Income	\$ 82,337.92	Property Insurance	\$ 8,600.00
Market Vacancy Loss (5%)	\$ 4,116.90	Property Taxes	\$ 8,348.68
Effective Gross Income	\$ 78,221.02	Maintenance: Landscaping	\$ 900.00
		Trash/Dumpster	\$ 250.00
		Utilities	\$ 7,680.00
		Repairs/Bldg Maintenance	\$ 600.00
		Total Operating Expenses	\$ 26,378.68
Net Operating Income		\$ 51,842.34	

CONTACT:

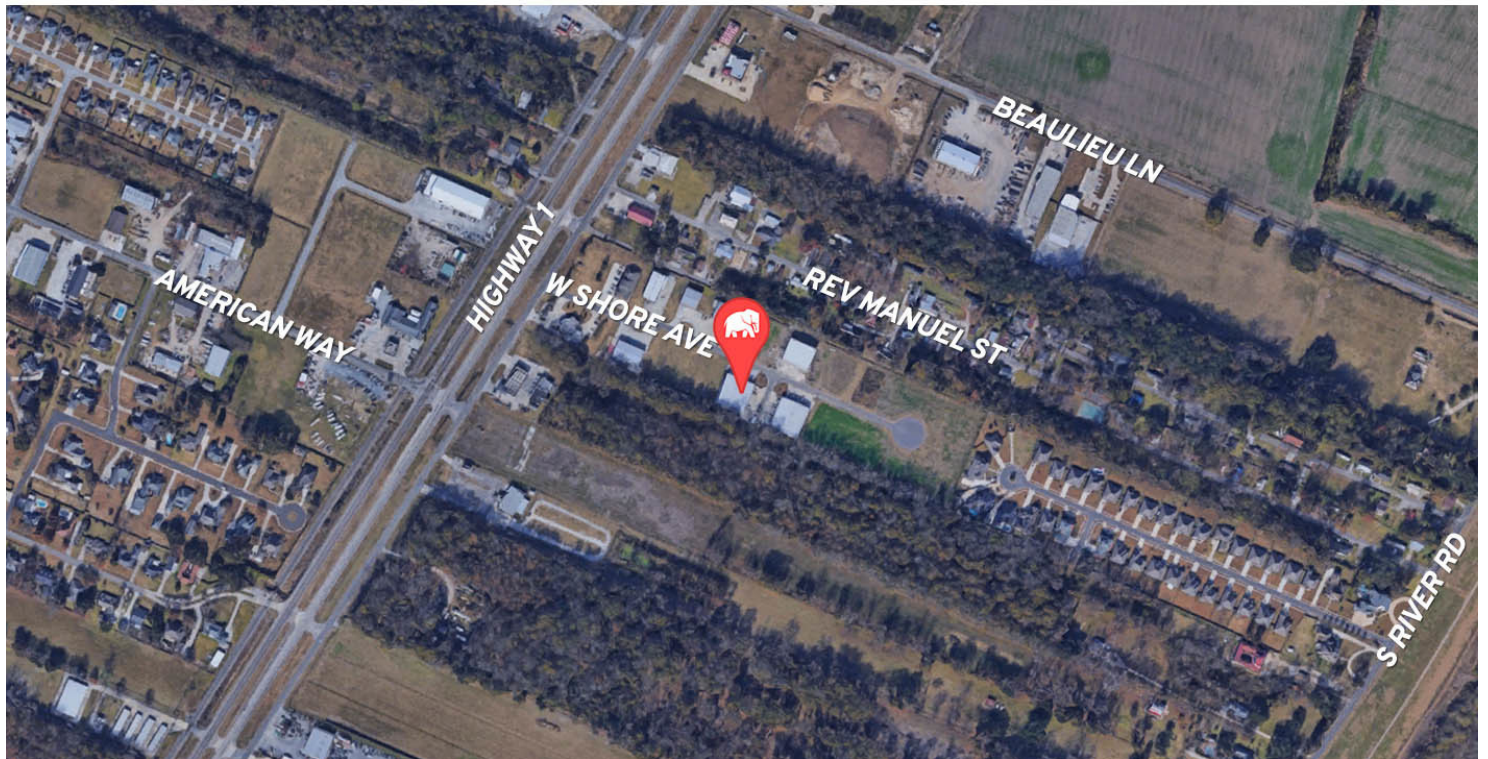
GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023
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.

LOCATION MAPS



MAP DATA ©2019 GOO

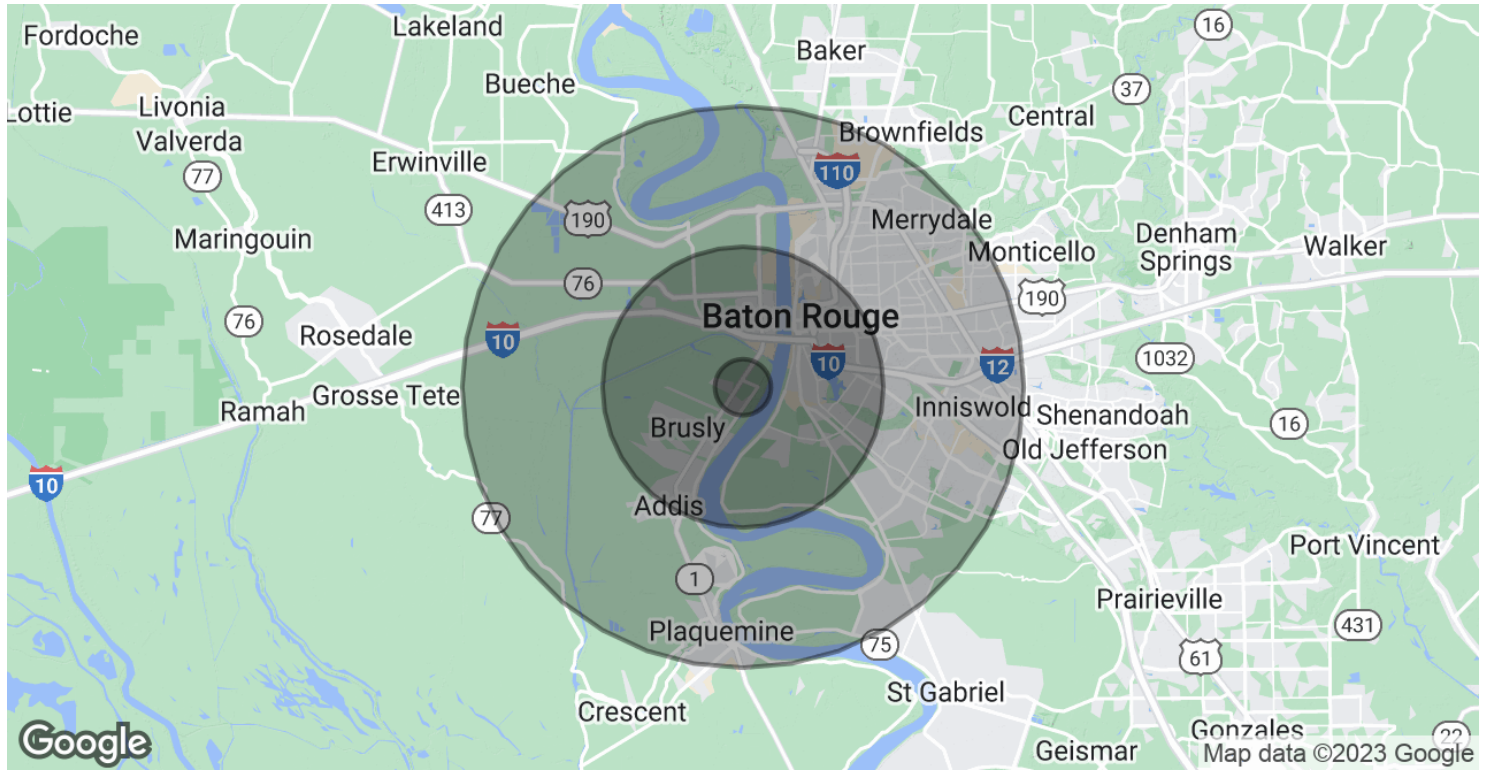
**CONTACT:**

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	671	71,323	271,655
Median age	34.3	28.0	32.3
Median age (Male)	32.6	27.5	30.3
Median age (Female)	36.6	28.8	34.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	237	27,591	103,699
# of persons per HH	2.8	2.6	2.6
Average HH income	\$64,396	\$52,738	\$59,147
Average house value	\$154,681	\$210,285	\$238,682

* Demographic data derived from 2020 ACS - US Census

CONTACT:

GEORGE BONVILLAIN, JR, JD
504.270.1354

800.895.9329 | <https://elifinrealty.com> | November 2023

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.