



PROFESSIONAL OFFICE CONDO SUITE IN MARKET PLAZA OFFICE PARK

4021 W E HECK CT, SUITE H2 BATON ROUGE, LA 70816



OFFERED: FOR SALE

SALE PRICE: \$225,000 (\$154 PSF)

CONTACT:

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800.895.9329 | <https://elifinrealty.com> | November 2023
640 Main St, Suite A, Baton Rouge, LA 70801
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OFFERING SUMMARY



PROPERTY DESCRIPTION

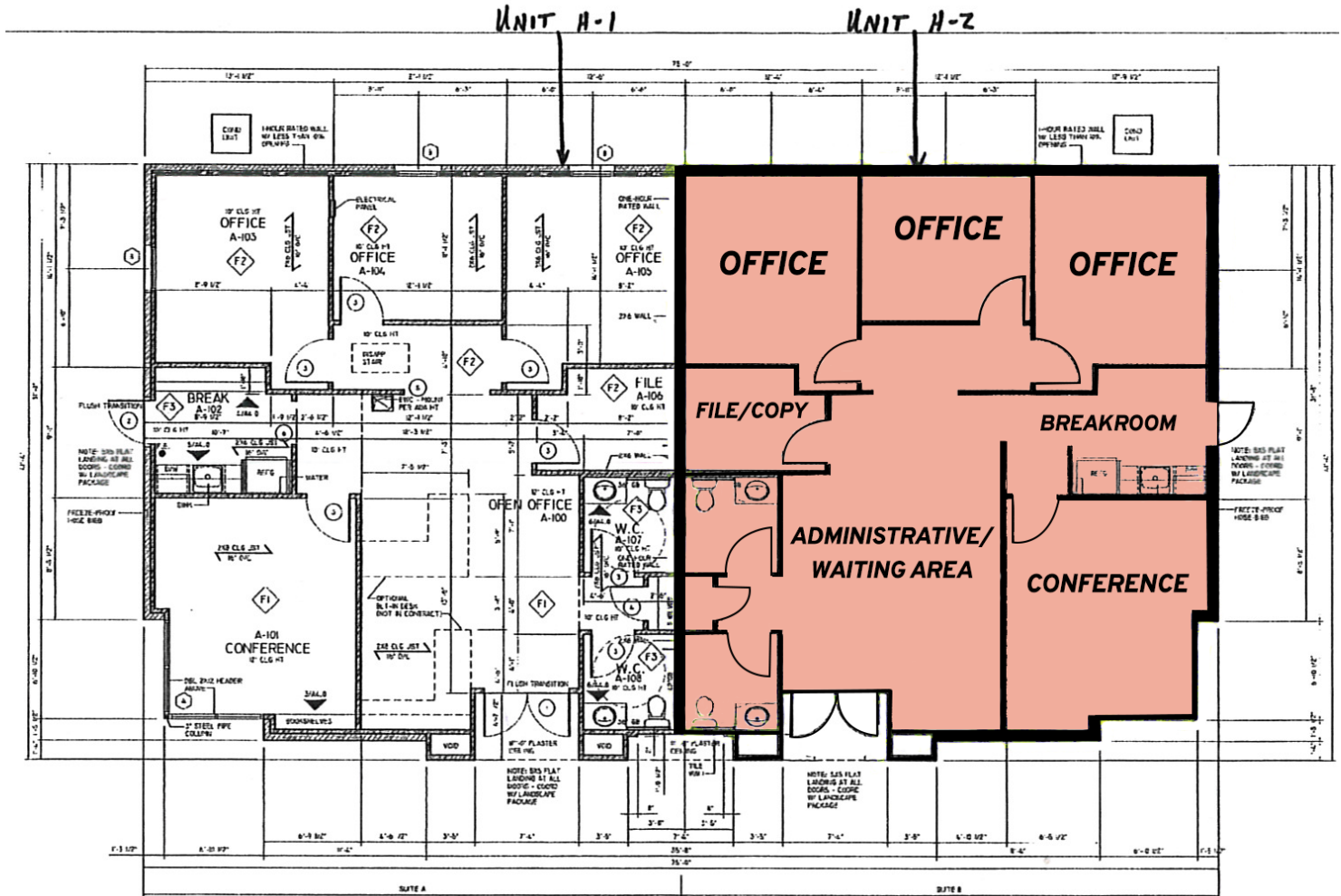
- Suite H2 at W E Heck Ct is in an excellent location off Coursey Blvd, just 1 minute away from Airline Hwy and 3 minutes away from Interstate 12.
- The building has 10 ft ceilings, quality finishes and millwork that include cypress custom cabinetry, contemporary base and crown moulding, and high end interior cypress doors and casings.
- Flooring features large rectangular chiaro tile in the administrative reception area, baths, and hallways.
- There are 3 private offices, a conference room, an administrative/waiting area with built-in desk/cabinets, a kitchenette with ample counter space and room for a full fridge, 2 bathrooms, and a file/copy room.
- Condo association dues are \$180 per quarter (\$720 annually) which cover lawn maintenance, parking lot, trash/dumpster service.

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FLOORPLAN



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AERIAL/EXTERIOR PHOTOS

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INTERIOR PHOTOS

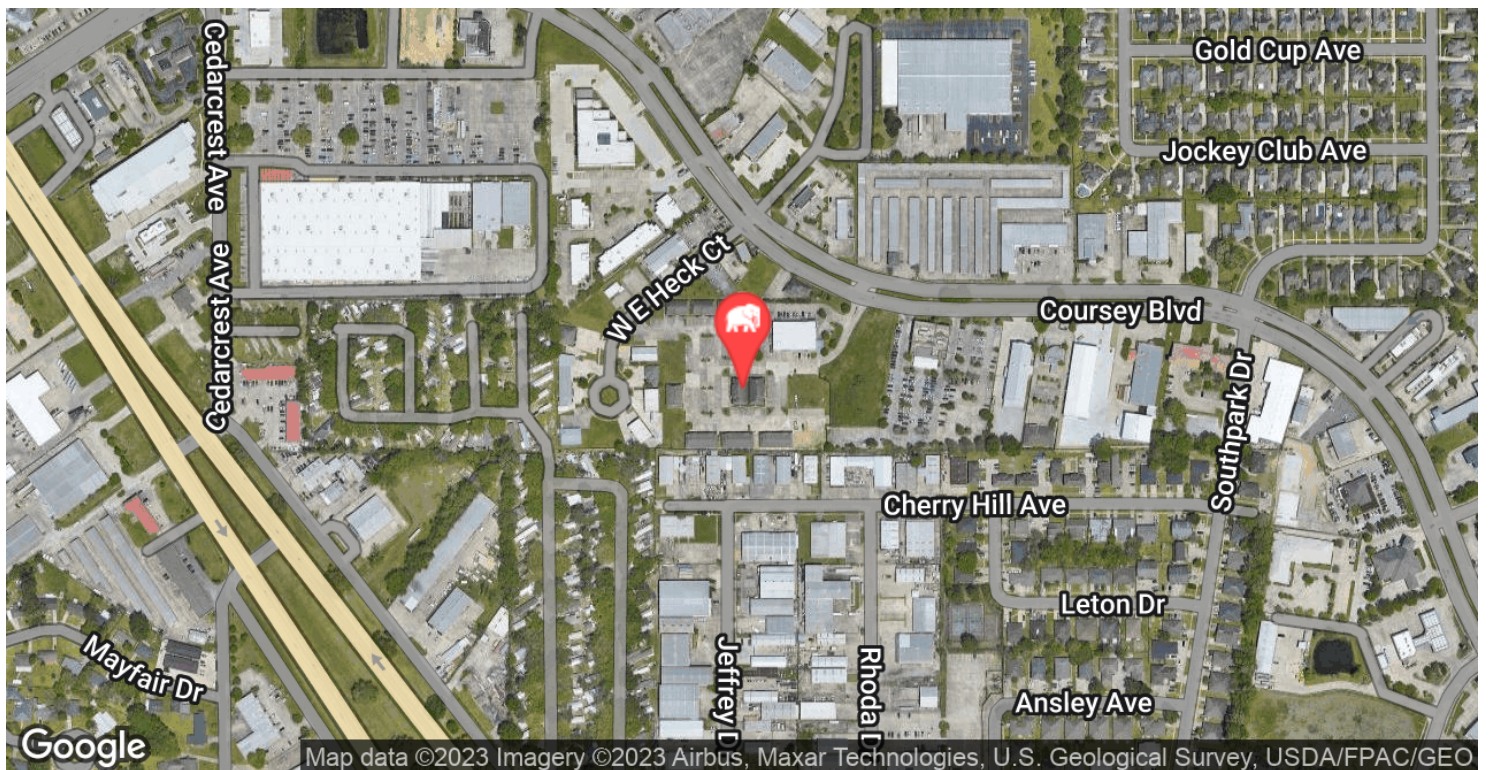
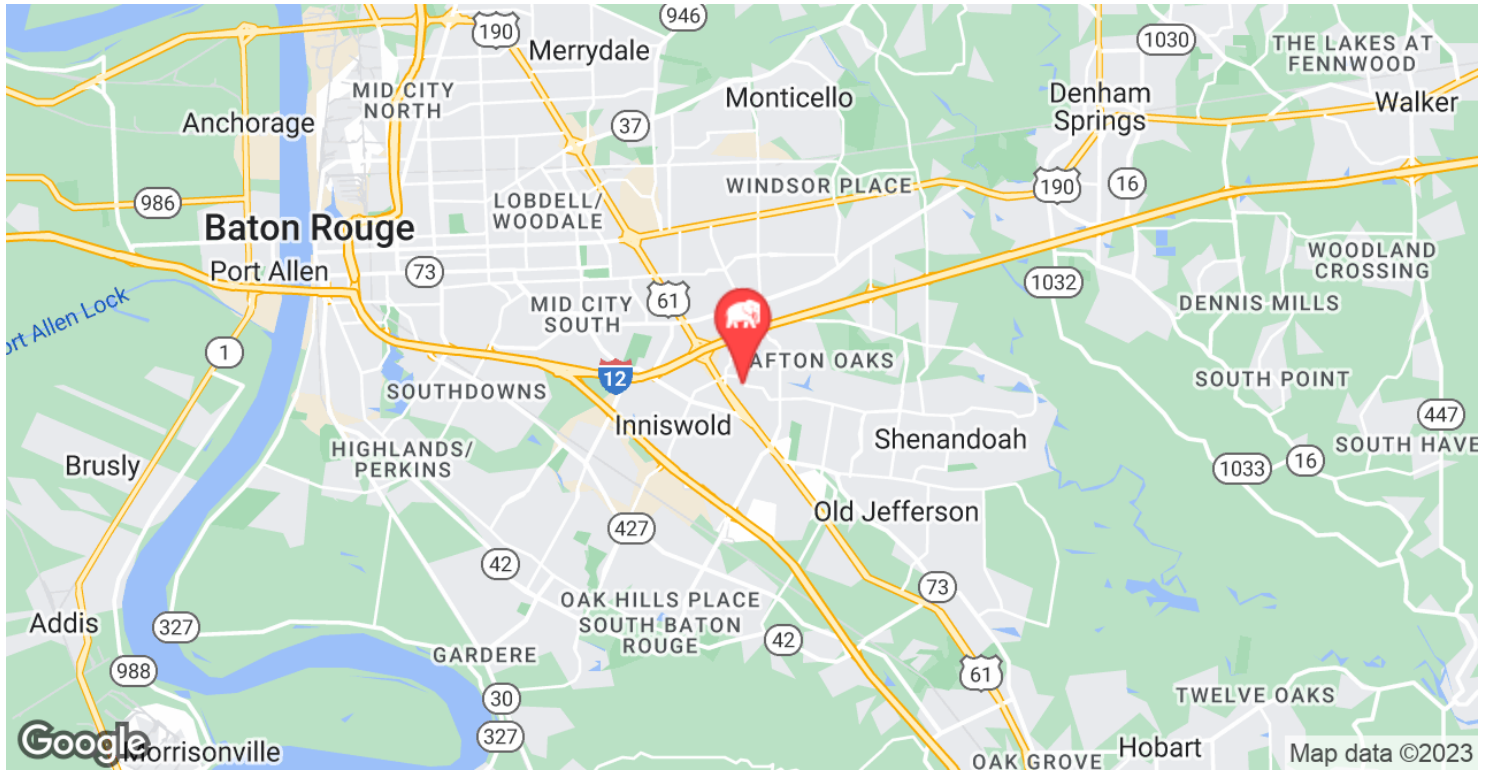
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4021 W E Heck Ct, Suite H2
City, State, Zip	Baton Rouge, LA 70816
County	East Baton Rouge
Market	Baton Rouge
Cross-Streets	W E Heck Ct & Coursey Blvd
Township	7S
Range	1E
Section	98
Side Of The Street	South
Road Type	Paved
Market Type	Small
Nearest Highway	Airline Hwy
Nearest Airport	Baton Rouge Metropolitan Airport

PROPERTY INFORMATION

Lot Size	
Property Type	Office
Property Subtype	Office Building
APN #	2992647
Corner Property	Yes
Waterfront	Yes
Site Description	Suite H2 includes: 3 private offices, a conference room, an administrative/waiting area with built-in desk/cabinets, a kitchenette with ample counter space and room for a full fridge, 2 bathrooms, and a file/copy room.
Power	Yes

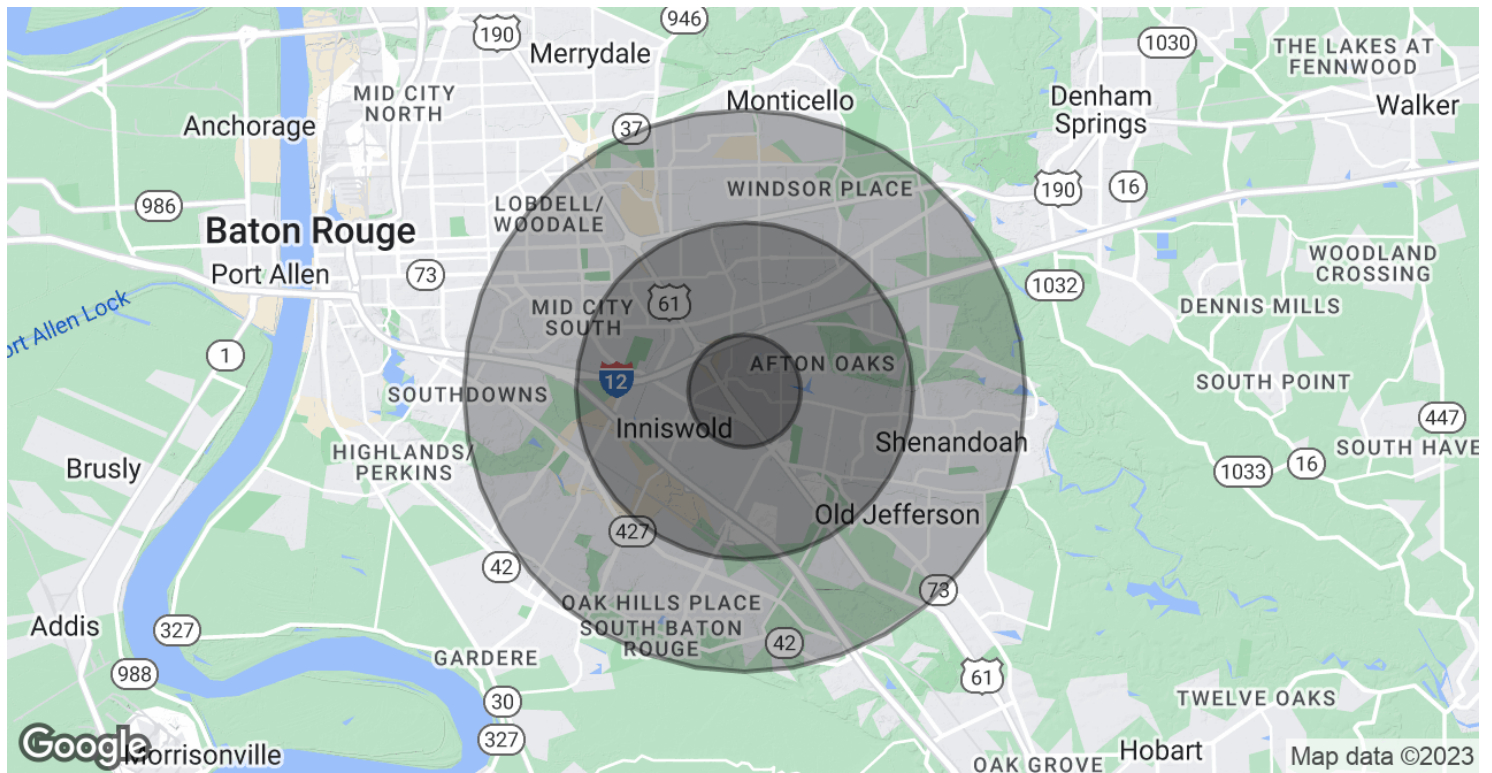
BUILDING INFORMATION

Building Class	A
Ceiling Height	10 ft
Number Of Floors	1
Year Built	2012

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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	9,201	74,828	179,514
Average age	35.0	37.1	36.3
Average age (Male)	32.8	34.8	34.0
Average age (Female)	35.2	39.1	38.4

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	4,277	32,544	74,396
# of persons per HH	2.2	2.3	2.4
Average HH income	\$56,168	\$72,249	\$75,505
Average house value	\$191,830	\$222,062	\$232,774

* Demographic data derived from 2020 ACS - US Census

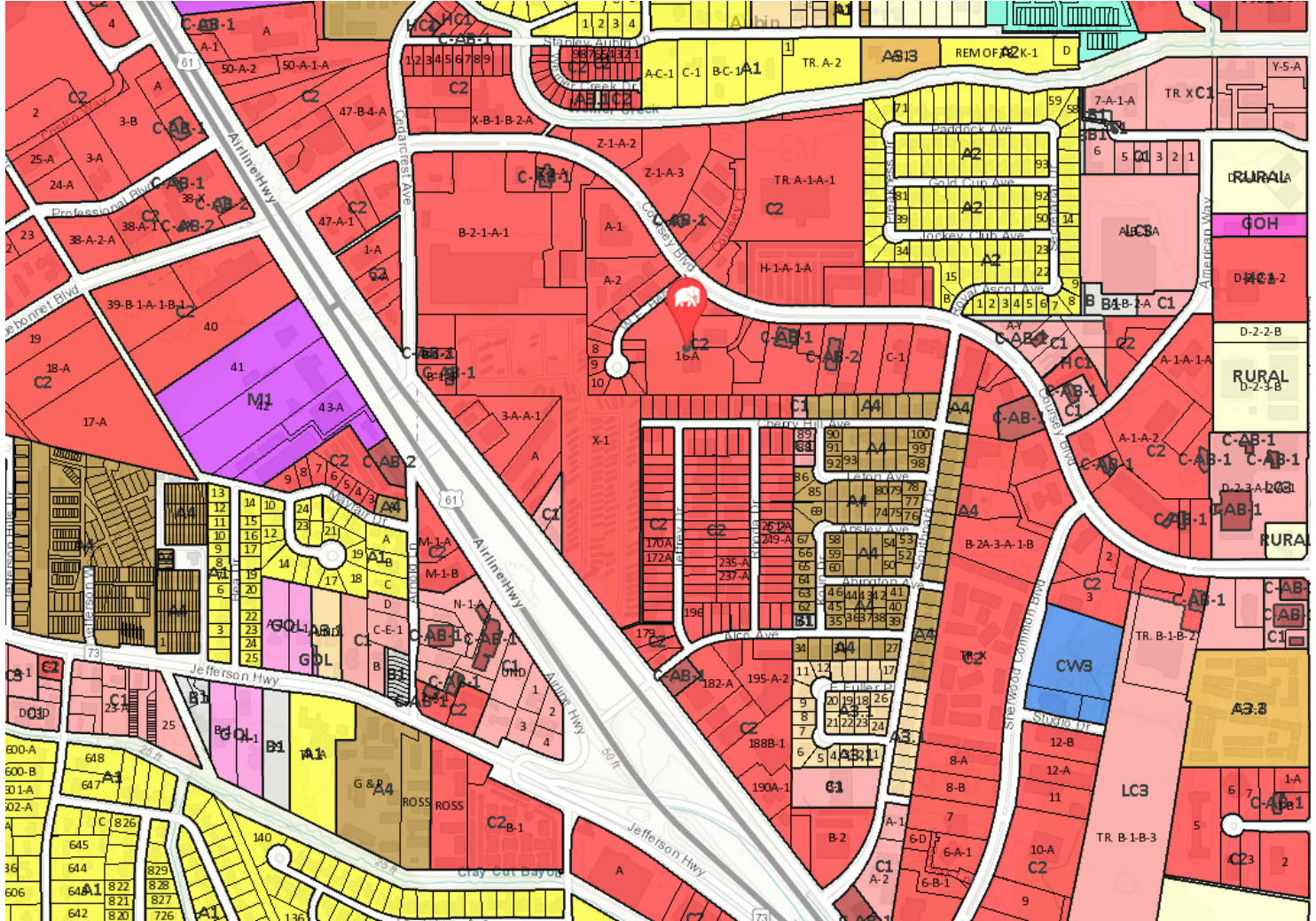
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ZONING MAP



C2 (HEAVY COMMERCIAL DISTRICT)

The purpose of this district is to permit retail commercial uses serving the surrounding region. Rezoning of properties to C2 will not be permitted after July 21, 1999.

Source: www.brla.gov

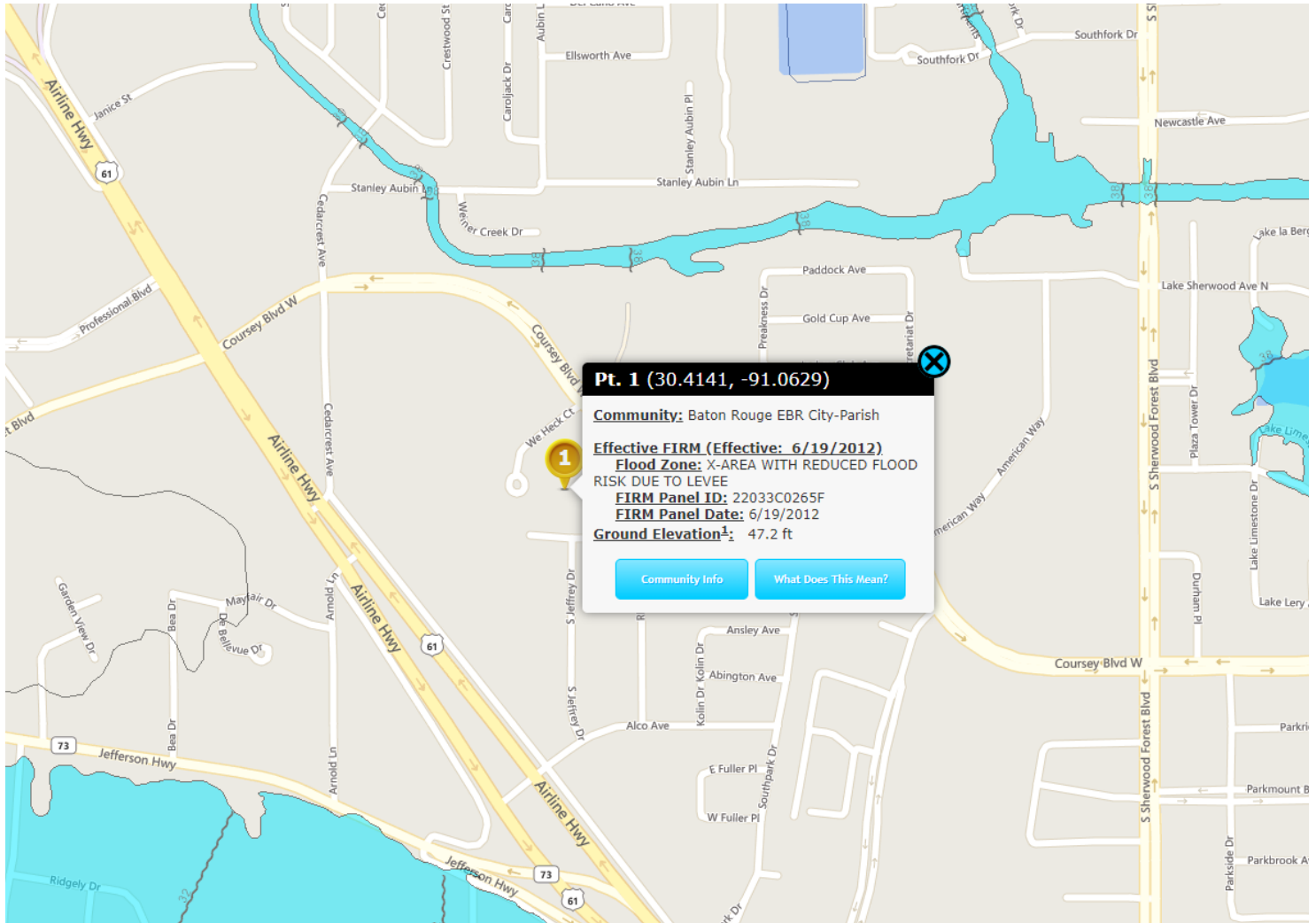
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FLOOD ZONE MAP



FLOOD ZONE X

Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Source: www.maps.lsuagcenter.com/floodmaps/

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