

OFFICE FOR SALE

OFFICE ON CORNER LOT IN DOWNTOWN COVINGTON

335 E. Boston St., Covington, LA 70433



PROPERTY OVERVIEW

Available on market for 1st time, this corner law office has potential for many uses. It can actually be divided into 3 separate units or be home to one user. Walk everywhere in downtown Covington from this location and be across the street from Southern Hotel. Dine at Ox Lot 9, Del Porto, Buster's, or St John's all within a couple of blocks. Interior has been preserved to original law office appearance. Lot's of built in's and 3 separate entrances make this a unique opportunity for an investor or user.

PROPERTY HIGHLIGHTS

- Many potential uses
- Great owner-user or investment property
- Excellent location in downtown Covington

SALE PRICE: \$600,000

LOT SIZE: 0.12 Acres

BUILDING SIZE: 3,082 SF

PRICE / SF: \$194.68

ZONING: Commercial

BROCHURE DATE: 2/19/2020

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

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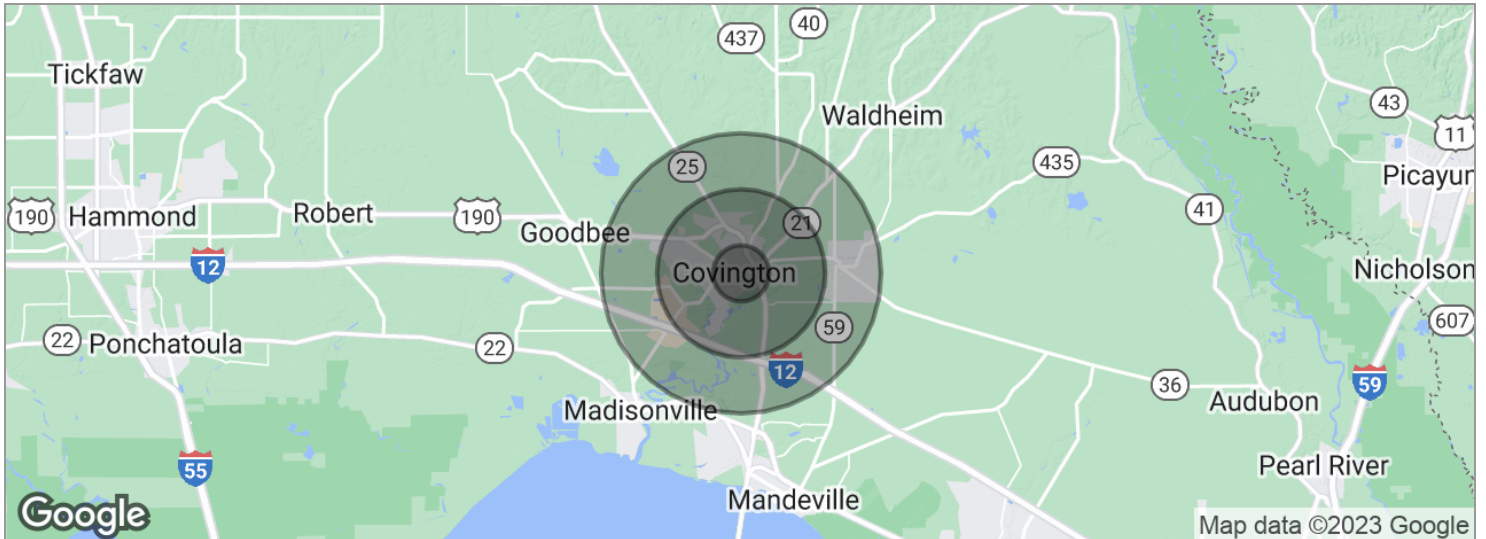
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,390	20,082	44,217
Median age	38.1	37.9	39.2
Median age (male)	35.2	36.3	38.2
Median age (Female)	42.9	41.1	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,176	7,350	16,745
# of persons per HH	2.9	2.7	2.6
Average HH income	\$80,721	\$78,120	\$82,124
Average house value	\$323,864	\$316,648	\$318,833

* Demographic data derived from 2020 ACS - US Census

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