



MID CITY MERCANTILE

3622 GOVERNMENT ST BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$419,000 (\$175.09/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.

OFFERING SUMMARY



PROPERTY DESCRIPTION

- This office building, located in the trendy Capital Heights neighborhood, was designed by renowned architect A. Hays Town and boasts countless architectural features emblematic of his signature style.
- It is only a two block walk from Mid City Beer Garden, Doe's Eat Place, Rocca Pizzeria, Cannatella Grocery, Elsie's Plate & Pie, Radio Bar, and other exciting businesses in the revitalized Government Street corridor.
- There are 5 offices, a lobby, reception area, break room, and three total restrooms. One of the large offices has a private restroom.
- This property has ±80 ft of frontage along Government St. This mid-century modern style property also has a private courtyard and ample parking with approximately 12 parking spaces.
- This property is also listed separately for lease.

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INTERIOR PHOTOS

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EXTERIOR PHOTOS



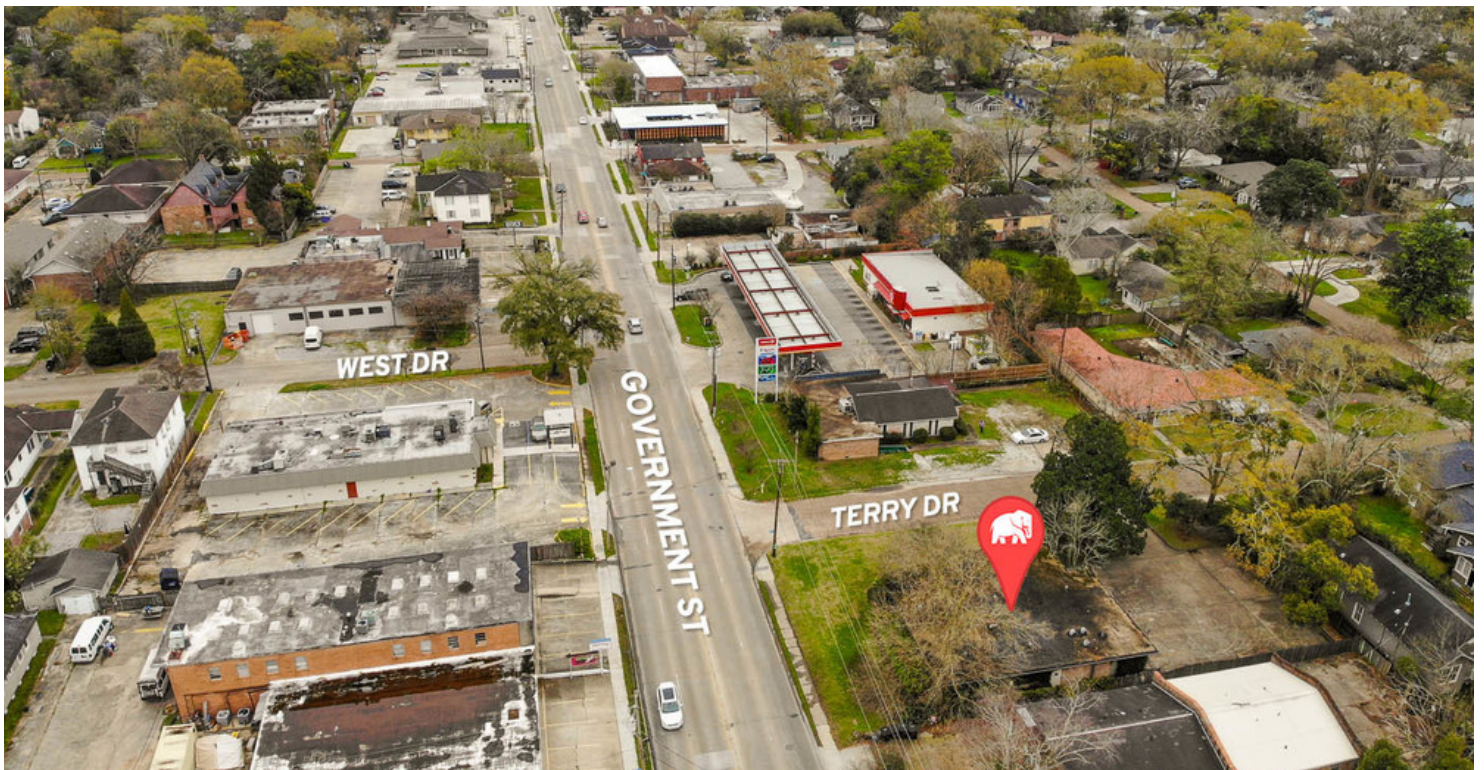
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AERIAL PHOTOS

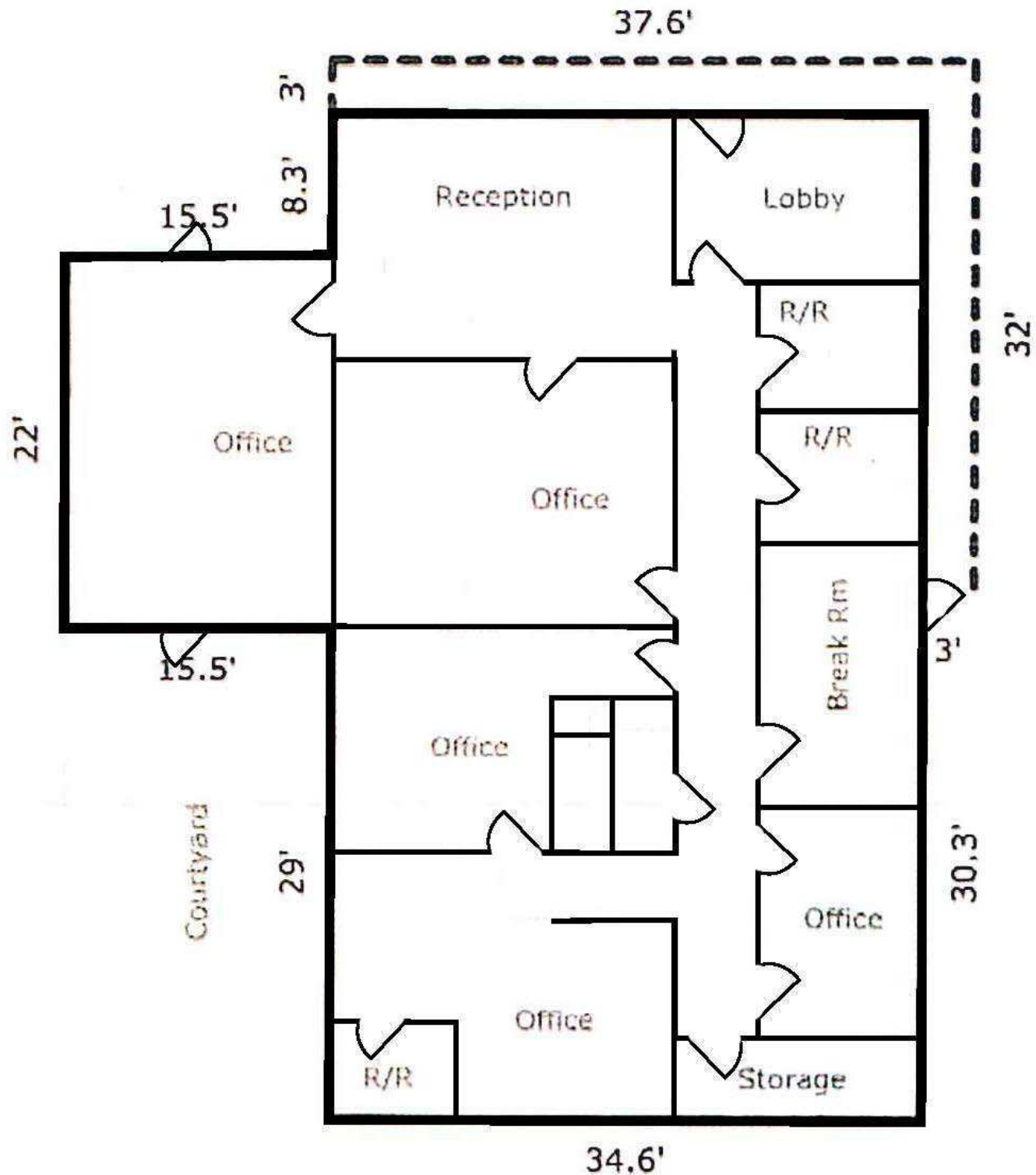
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FLOORPLAN



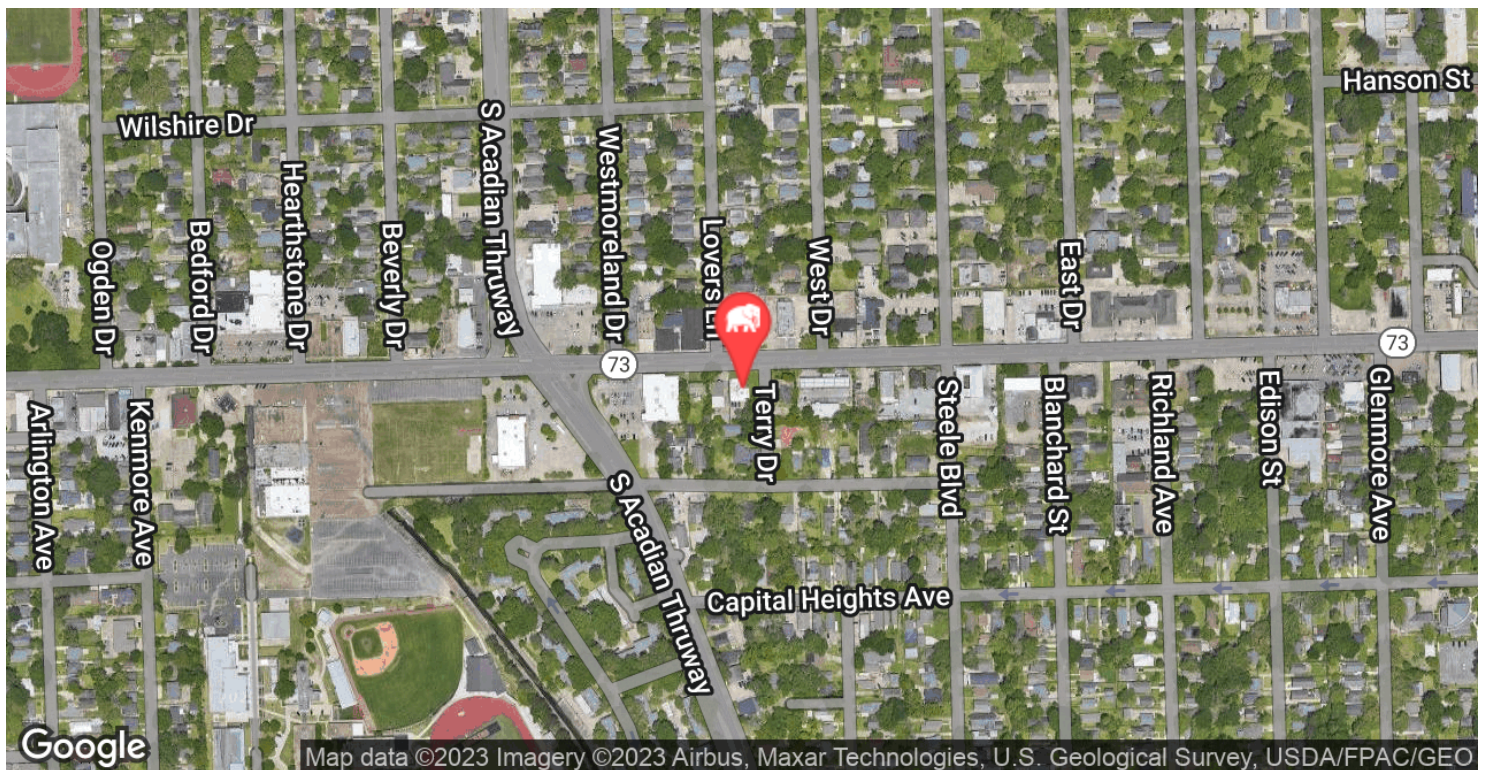
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3622 Government St
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	Baton Rouge
Sub-Market	Mid City
Cross-Streets	Government St / S Acadian Thwy
Township	7S
Range	1E
Side Of The Street	Southwest
Road Type	Highway
Nearest Airport	Baton Rouge Metropolitan

PROPERTY INFORMATION

Lot Size	0.28 Acres
Property Type	Office
Property Subtype	Office Building
APN #	679917
Lot Frontage	80 ft
Lot Depth	155 ft
Corner Property	Yes
Waterfront	Yes
Power	Yes

BUILDING INFORMATION

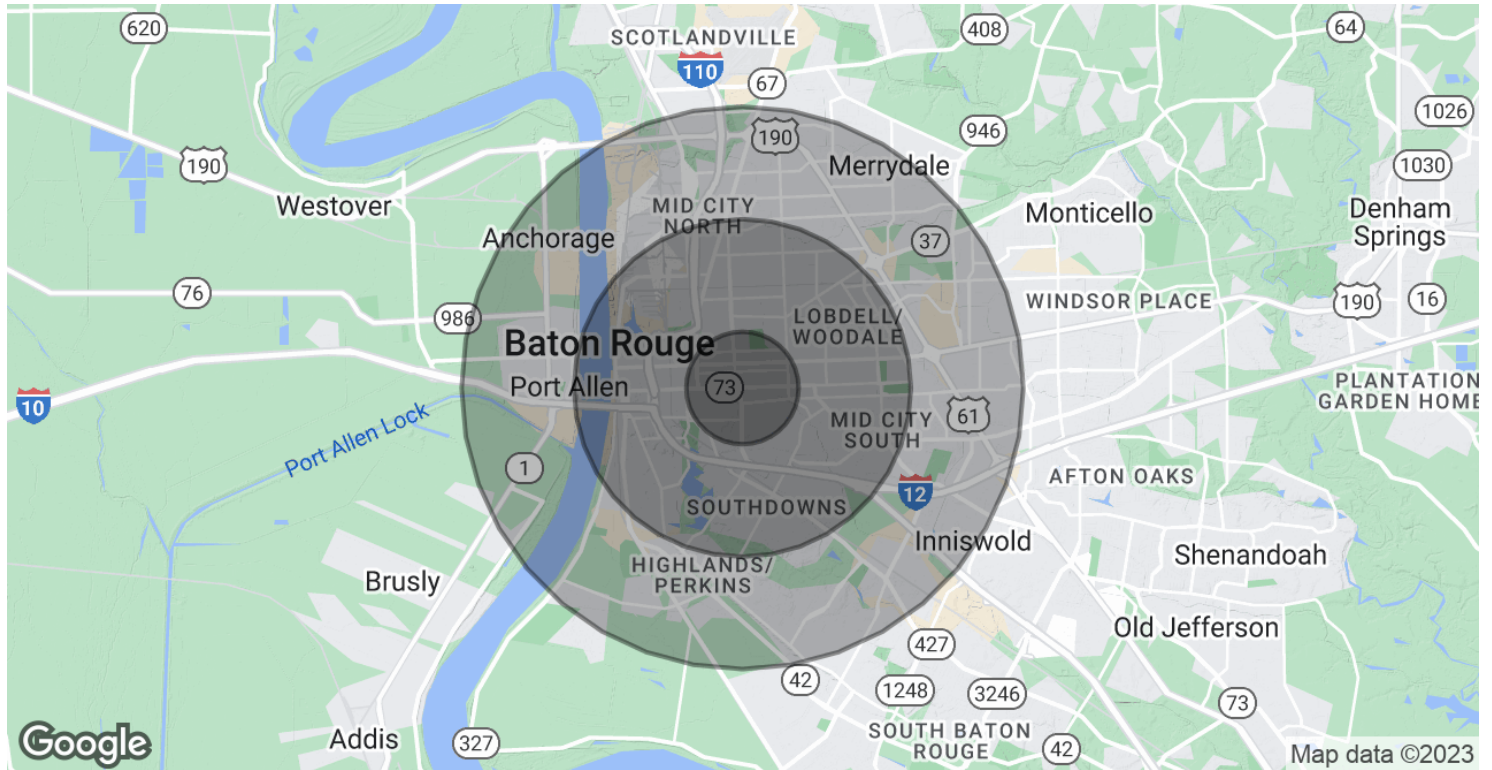
Building Class	A
Tenancy	Single
Year Built	1958
Year Last Renovated	2022
Construction Status	Existing
Condition	Excellent
Free Standing	Yes

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,733	91,529	182,922
Average age	36.5	31.8	32.3
Average age (Male)	35.9	29.9	30.0
Average age (Female)	36.8	33.9	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,602	35,572	71,601
# of persons per HH	2.3	2.6	2.6
Average HH income	\$71,960	\$55,410	\$57,359
Average house value	\$216,146	\$246,416	\$249,181

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C1 - LIGHT COMMERCIAL DISTRICT

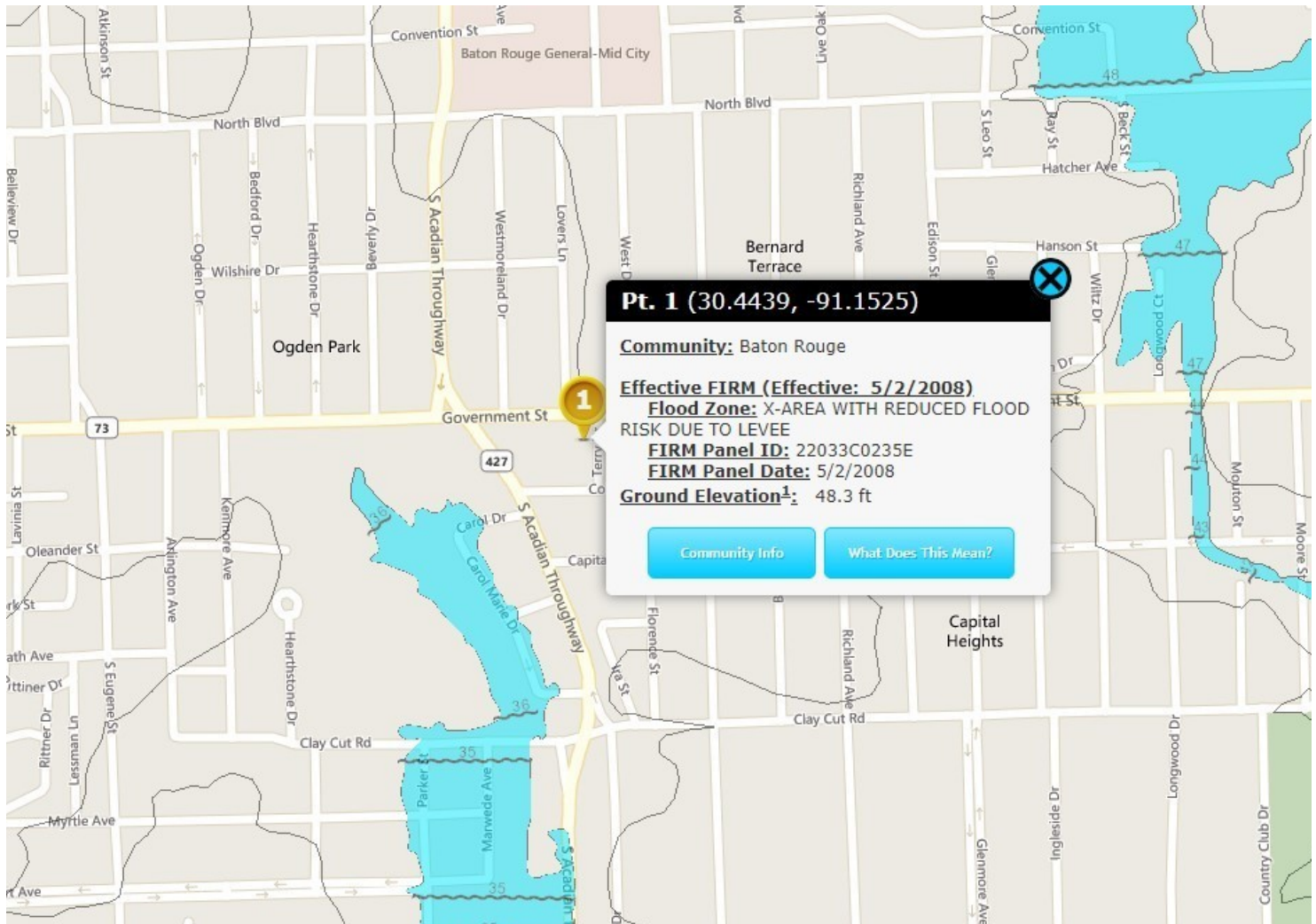
The purpose of this district is to permit retail commercial uses serving the surrounding community. Rezoning of properties to C1 will not be permitted after July 21, 1999.

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE TYPE X

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Source: maps.lsuagcenter.com/floodmaps

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