

OFFICE FOR SALE

4000 SF OFFICE ON 1.5 INDUSTRIAL ACRES

1755 South Lane, Mandeville, LA 70471



SALE PRICE:	See Agent
LOT SIZE:	1.56 Acres
BUILDING SIZE:	4,000 SF
ZONING:	Industrial
MARKET:	New Orleans
BROCHURE DATE:	3/22/2021

PROPERTY OVERVIEW

Office Space with a small studio loft upstairs, receptions/lounge area downstairs. Lots of room to expand, as the property sits on 1.56 acres. Current sound studio could be converted to a beautiful Office/Showroom. Preferred Flood Zone C.

Previously used as as a studio. See description below.

Rare state-of-the-art recording studio built by Grammy Award-Winning Producer, Dave Fortman and designed by innovative architect and renowned recording studio designer, John Storyk. The special features of this building include integrated copper wiring, three 400-amp panels plus a 200-amp panel for lounge and upstairs loft/smaller studio space. All built-ins - including Munro Acoustics M6 Speakers - remain with property. Sale does not include any music production equipment that is movable. This is a very unique property, rich with local music history for full-service recording production right here in St. Tammany!

KW COMMERCIAL
1522 W. Causeway Approach
Mandeville, LA 70471

LIZBY EUSTIS
CCIM
O: 985.727.7000
C: 985.966.2712
leustis@att.net
LA #Licensed In LA

CORDELL EUSTIS GROUP
Brent Cordell
O: 985.727.7000
C: 985.373.6417
bcordell@kw.com

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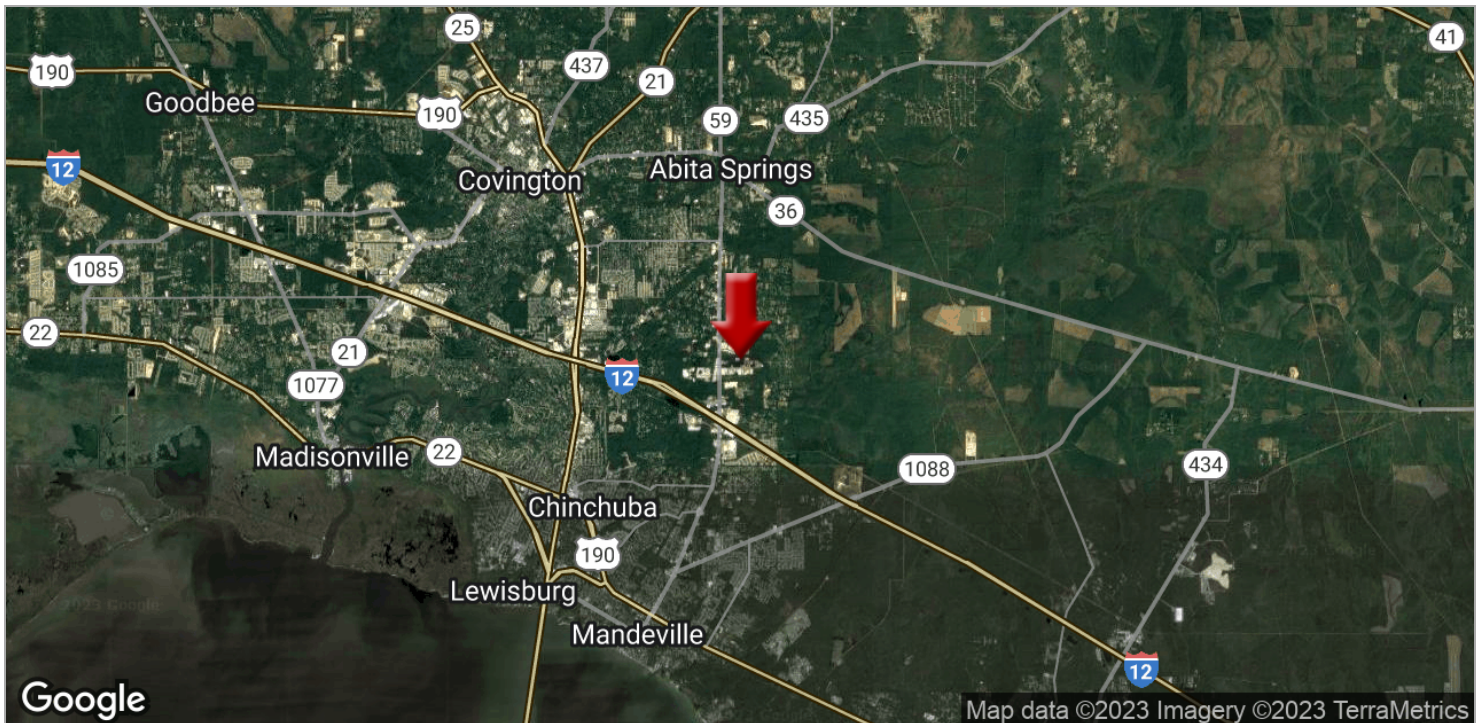
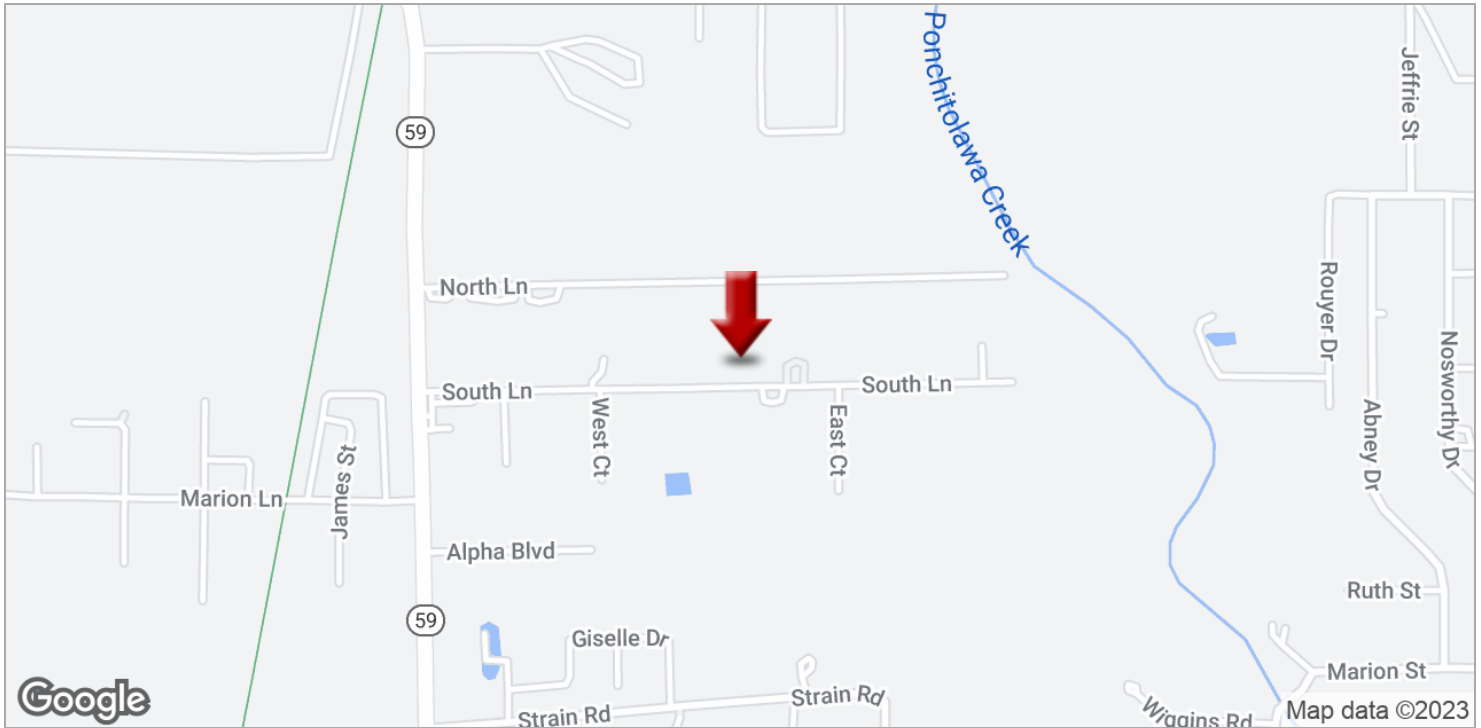
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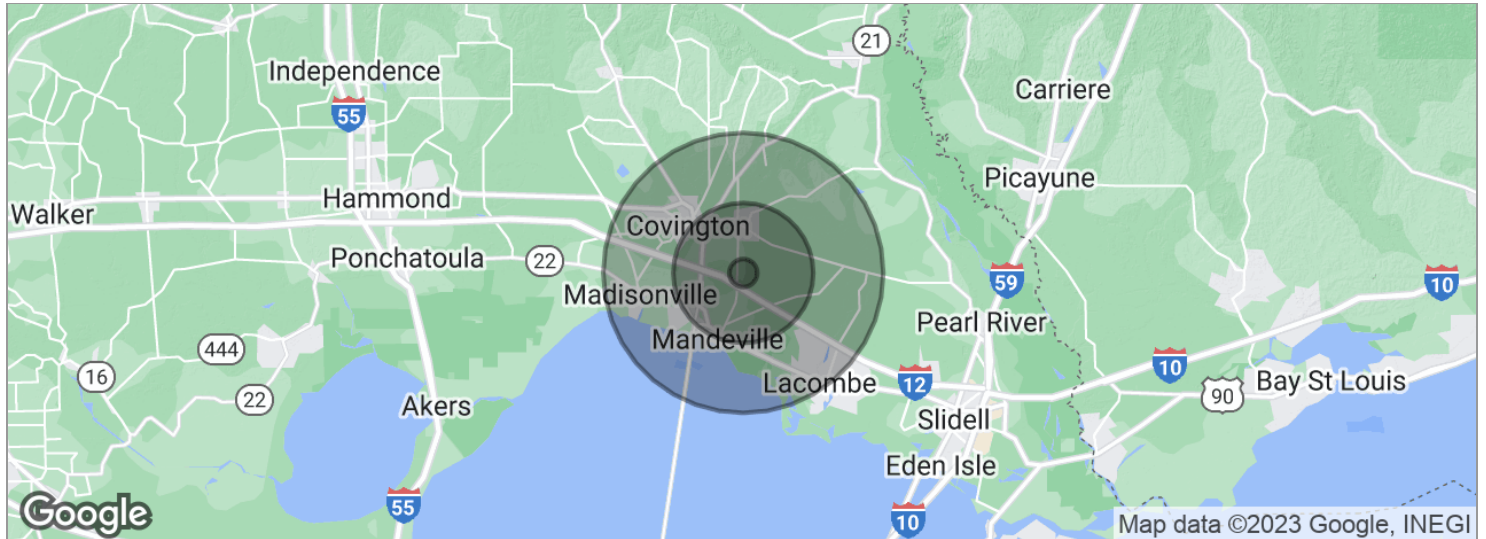
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	380	53,849	110,695
Median age	37.3	38.3	39.6
Median age (male)	36.3	37.1	38.0
Median age (Female)	38.3	39.9	41.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	134	19,562	41,137
# of persons per HH	2.8	2.8	2.7
Average HH income	\$77,751	\$90,251	\$87,330
Average house value		\$318,458	\$315,534

* Demographic data derived from 2020 ACS - US Census

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