



MULTI-PURPOSE RETAIL/DISTRIBUTION FACILITY + SURPLUS DEVELOPMENT LAND

36501 MISSION ST PRAIRIEVILLE, LA 70769



OFFERED: FOR SALE/FOR LEASE

SALE PRICE: \$1,073,100.60 - \$2,300,000

18,838 SF - 6.05 ACRES

- Multiple offerings / configurations available for sale / lease
- Currently configured for multiple tenants. Easily reconfigurable.
- Outdoor pool, sewer treatment plant, storage shed, playground, large parking lot
- Located just off Hwy 73 and 0.3 miles from Interstate 10

CONTACT:

WILL CHADWICK, MBA
225.368.7667

800.895.9329 | <https://elifinrealty.com> | March 2024
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 SUMMARY

- The property is a total of 6.05 acres comprising of a 18,838 SF two-story building with outdoor pool, a large parking lot (65+ spaces), a sizable playground with cover and existing equipment, and surplus land.
- The existing building is subdivided and three tenants currently occupy the building with an additional suite (office/retail use) available for lease.
- The building features offices and retail spaces in the front, large open rooms in the rear and on the 2nd story, and can easily be reconfigured to suit owner and tenant needs.
- There are also large men's/women's bath suites including lockers and showers.
- The outdoor pool is fenced and improved with a deck cover.
- A sewer treatment plant and a storage shed are also on site that will be sold/leased with the building.

LOCATION SUMMARY

- The property is conveniently located just off of Highway 73 in Dutchtown and 0.3 miles from Interstate 10.
- The area around the property is comprised of some industrial, retail, and heavy residential developments.
- The location and configuration of the site makes it an ideal prospect for distribution or manufacturing concepts as well as multi or single tenant retail and special purpose.

OFFERING SUMMARY

- Some possible configurations for sale are:
- - Entire property
- - Improved lot with building and parking lot (2.0 Acres)
- - Surplus land (3.79 acres) plus lot access from Mission St (0.26 acres)

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PORTFOLIO OFFERINGS



	PROPERTY	SIZE	SQFT	PRICE
	Total land and improvements	6.05 acres	263,538	\$2,300,000.00
1	Existing building	18,838 sqft	18,838	\$12,559/mo
2	Adjacent vacant lot	3.79 acres	165,092.40	\$1,073,100.60
3	Improved lot with building	2.0 acres	87,120	\$1,742,400.00
4	Adjacent lot access	0.26 acres	11,325.60	\$169,884.00

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AERIAL PHOTOS

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EXTERIOR PHOTOS

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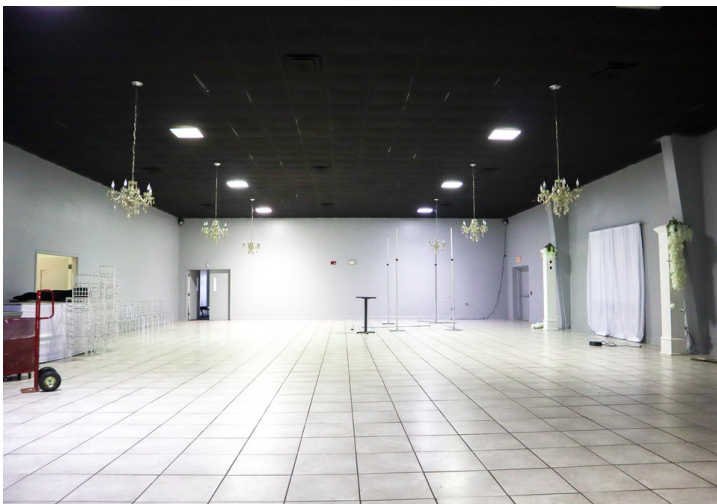
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INTERIOR PHOTOS

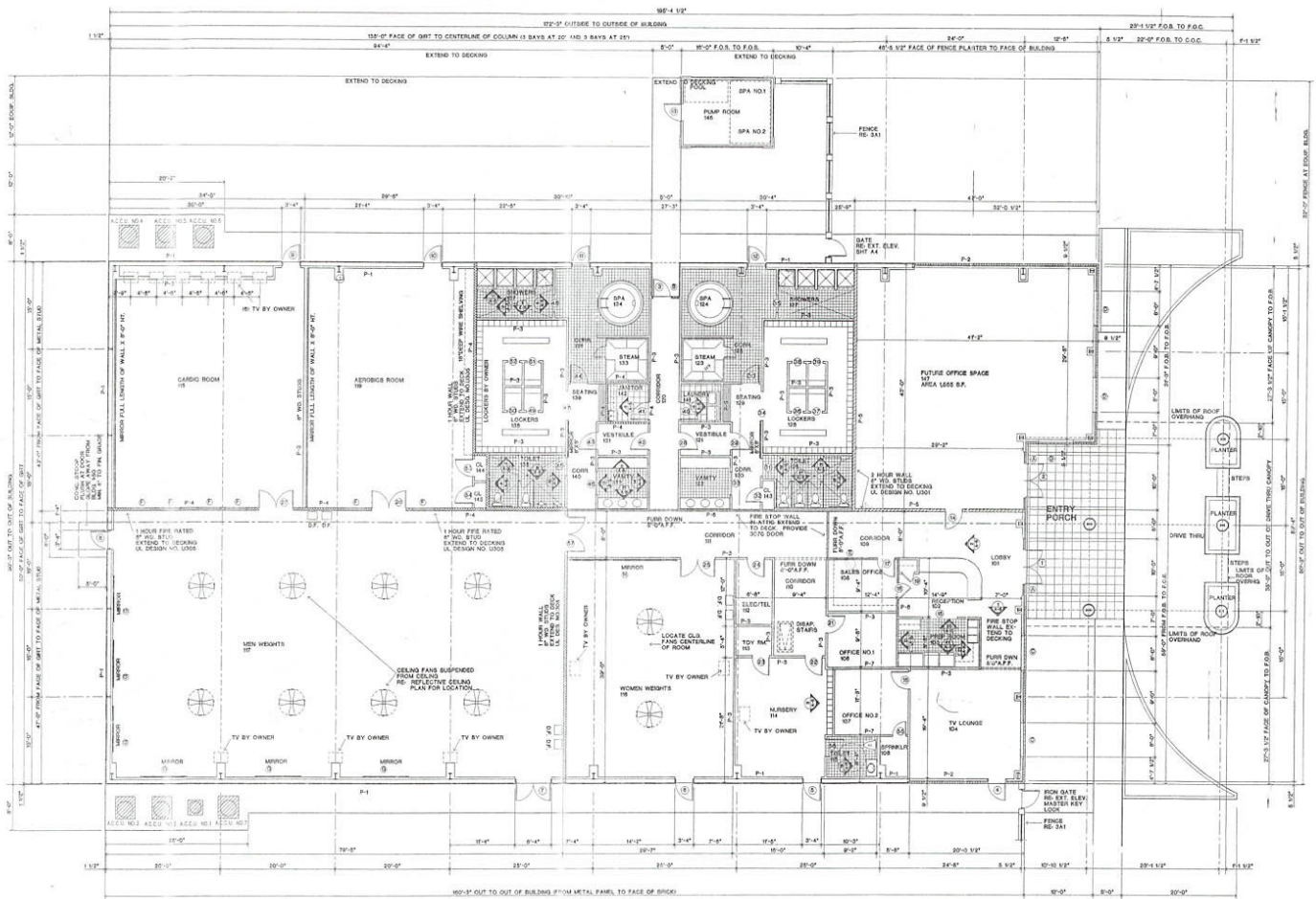
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FLOORPLAN - 1ST FLOOR



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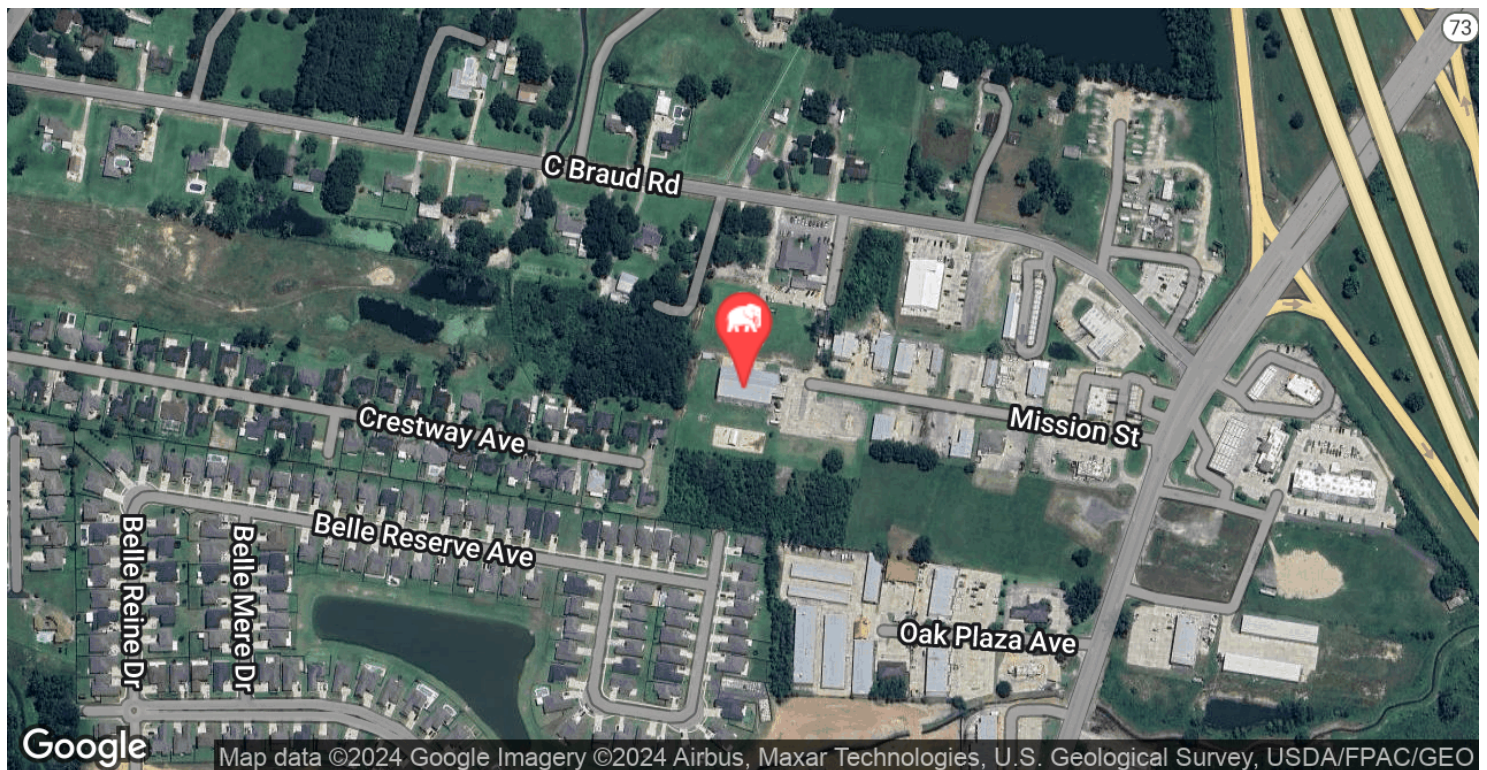
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LOCATION MAPS



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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	36501 Mission St
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Township	9S
Range	2E
Section	34
Side Of The Street	West
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Highway 73
Nearest Airport	Louisiana Regional Airport

PROPERTY INFORMATION

Property Type	Retail / Office / Industrial
Property Subtype	Street Retail / Office Suites / Manufacturing / Distribution
Zoning	MU
Lot Size	6.05 Acres
APN #	20009500
Lot Frontage	285 ft
Lot Depth	566 ft
Corner Property	Yes

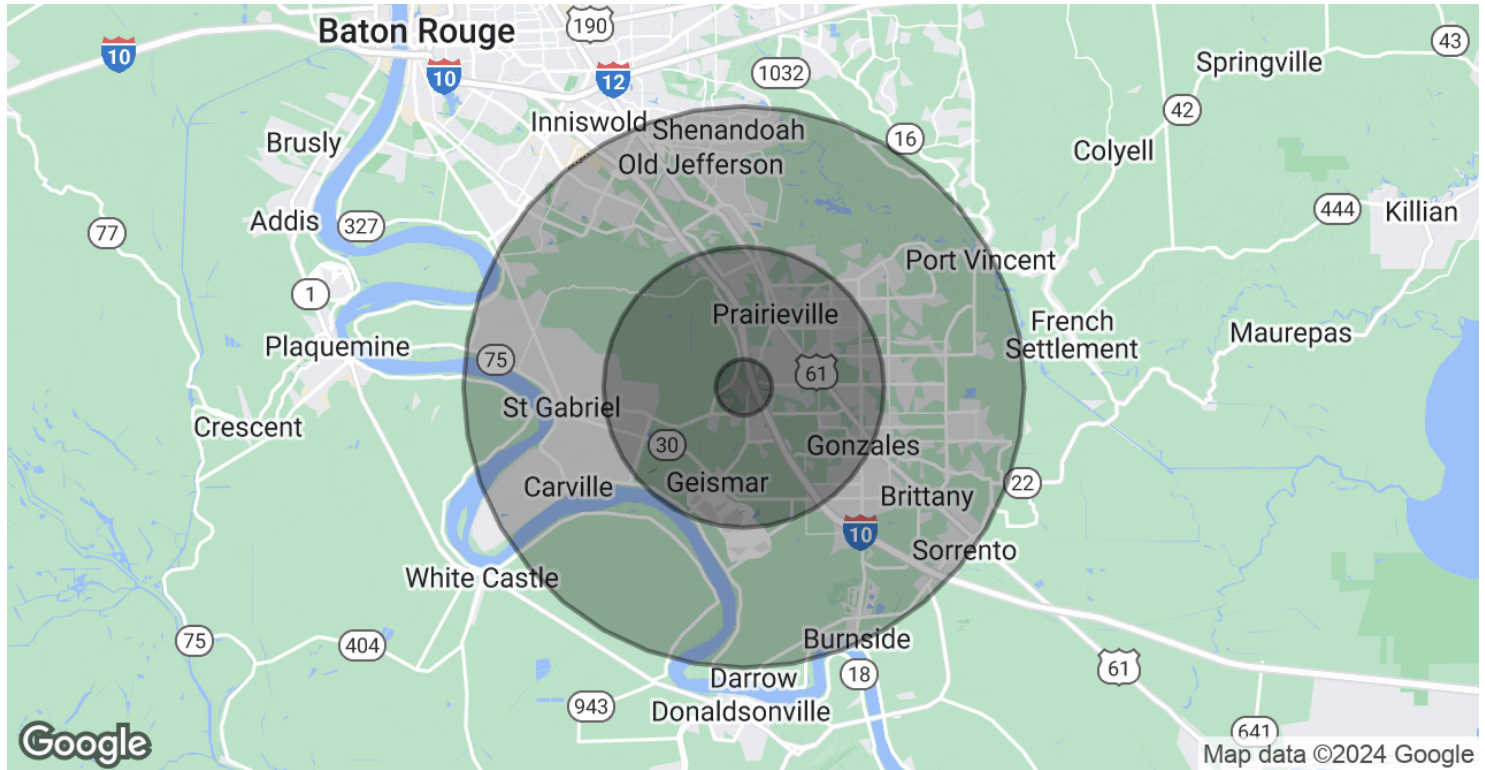
BUILDING INFORMATION

Building Size	18,838 SF
Tenancy	Multiple
Number Of Floors	2
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	2 (Primary + Storage Shed)
Pool	Outdoor

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,439	44,840	161,318
Average age	32.9	33.7	35.8
Average age (Male)	31.6	32.5	34.5
Average age (Female)	33.9	35.1	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	479	15,372	57,937
# of persons per HH	3.0	2.9	2.8
Average HH income	\$92,636	\$85,576	\$89,504
Average house value		\$198,455	\$242,806

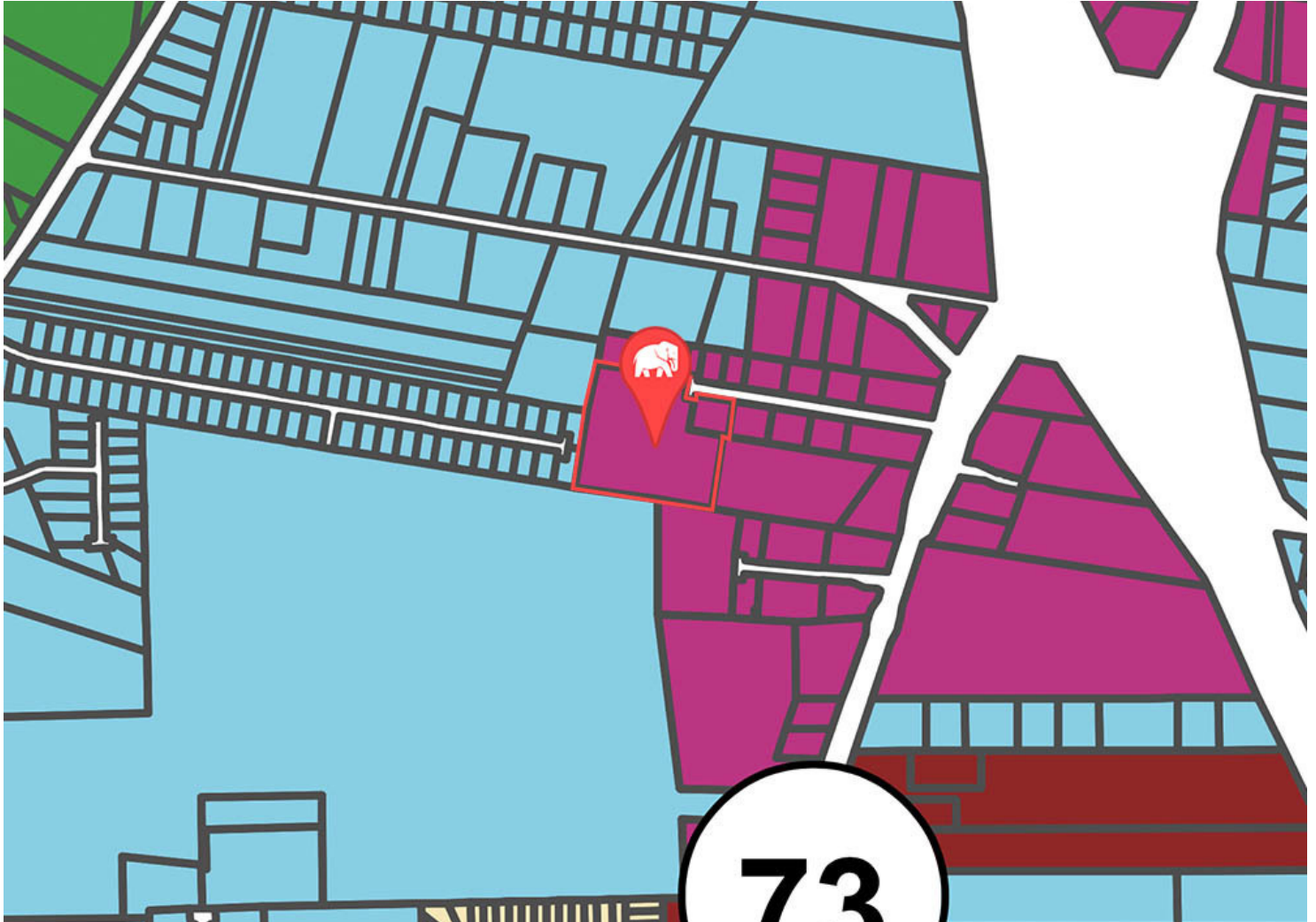
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



MIXED USE CORRIDORS (MU)

This district is characterized by the most intensive residential and commercial development. These districts are located in areas where the road system is most capable of supporting growth with a minimum risk to the public safety. High density residential development should include apartment buildings and townhouses. Commercial development should be concentrated or “clustered” at strategic sites in relation to population centers, other commercial sites, and adequate roads.

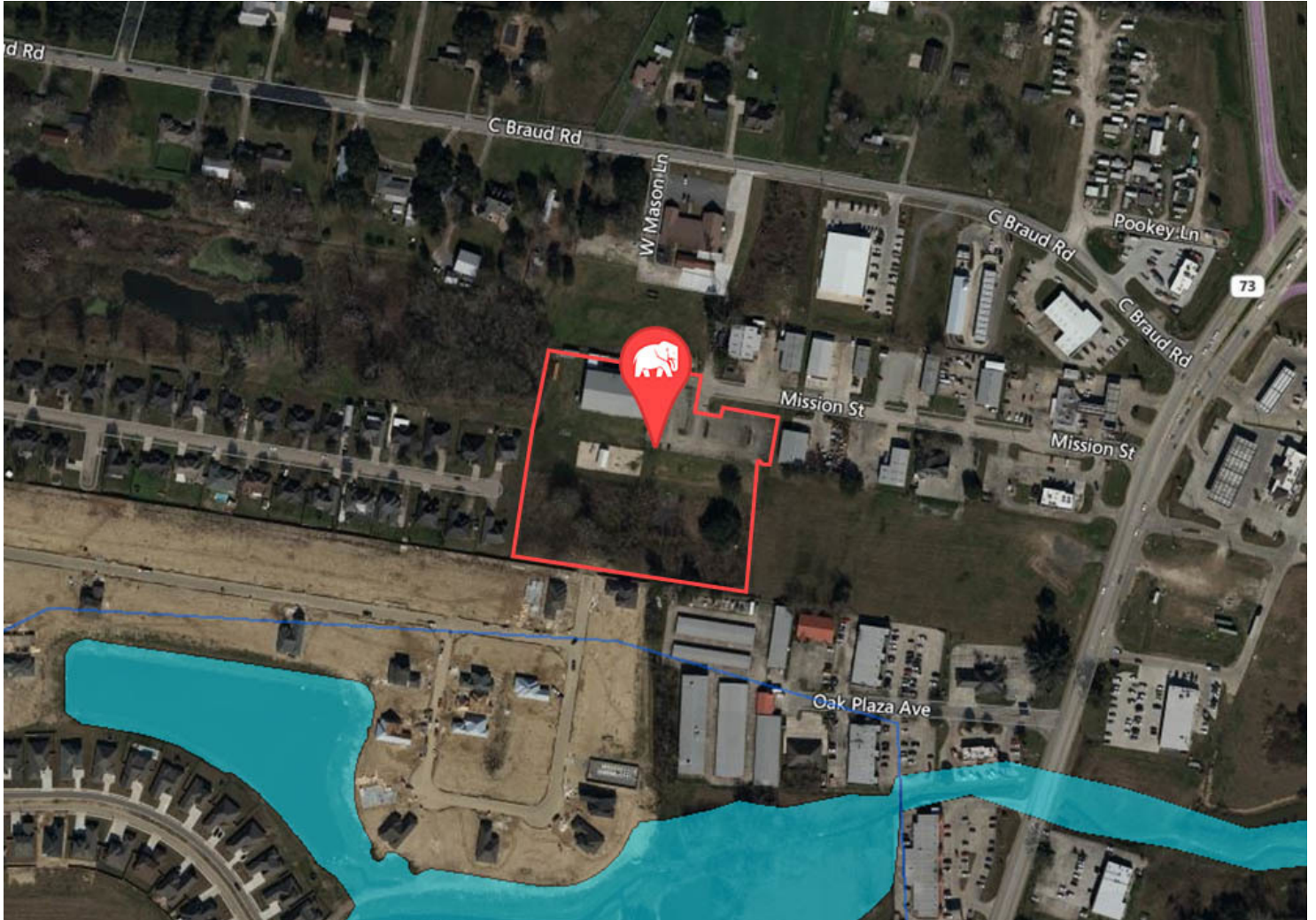
Source: The municipality in which the property is located

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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: maps.lsuagcenter.com/floodmaps

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