



PROPERTY ONE

FOR SALE

HISTORIC MID-CITY BUILDING

340 S. 14th Street, Baton Rouge, LA 70802



Presented by:

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SALE PRICE

\$1,100,000

OFFERING SUMMARY	
Building Size:	22,000 SF
Lot Size:	0.69 Acres
Price / SF:	\$50.00
Zoning:	M1
Flood Zone:	X
Market:	Baton Rouge
Submarket:	Mid-City/Downtown

LOCATION OVERVIEW

Located in the heart of Mid-City between Government Street and the North Blvd. overpass, the property is one block from the revitalized Electric Depot featuring shops, entertainment and multi-family living.

Historically, this building was occupied by Baton Rouge Wholesale Liquor Co., which was owned and operated by the Bologna Family, and most recently occupied by Discoveries Furniture & Finds, a direct import furniture store.

Situated to the east is the Kansas City Southern (KCS) railway and proposed location of the Baton Rouge Downtown Train Depot, which will eventually connect Baton Rouge to New Orleans by passenger rail.

- PROPERTY HIGHLIGHTS**
- Redevelopment Opportunity - Historic Rehabilitation Tax Incentives (Eddie Robinson Sr. Historic District)
 - Designated Federal Opportunity Zone
 - Minutes to Downtown Baton Rouge
 - Less than 3 miles from Louisiana State University

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Building Name	Bologna Brothers Building
Property Type	Warehouse/Distribution, Flex, Retail, Office, Mixed Use, Redevelopment
APN	15830, 192759, 15865, 15873
Building Size	22,000 SF
Lot Size	0.69 Acres
Cross Street	Government Street

The Bologna Brothers Building is a notable building with tremendous character in Mid City bordering Downtown Baton Rouge. Mid-City is a diverse area of town which is experiencing a resurgence that has been accelerated since the completion of the Government Street "road diet". Several buildings in the area have been redeveloped or recently purchased for redevelopment including Electric Depot, The Lincoln Hotel and .

The building footprint is approximately 22,000 square feet and is situated on a tract that is approximately 160' wide by 167' deep. The property is located on the edge of Downtown Baton Rouge and has great accessibility being located just 0.3 miles from Interstate 110.

With its prime location in the Downtown East/Government Street corridor and its proximity to the potential future Downtown Passenger Rail Station, this historic building provides a great opportunity for a developer to repurpose this property to be at the center of activity in Baton Rouge for another 100 years.



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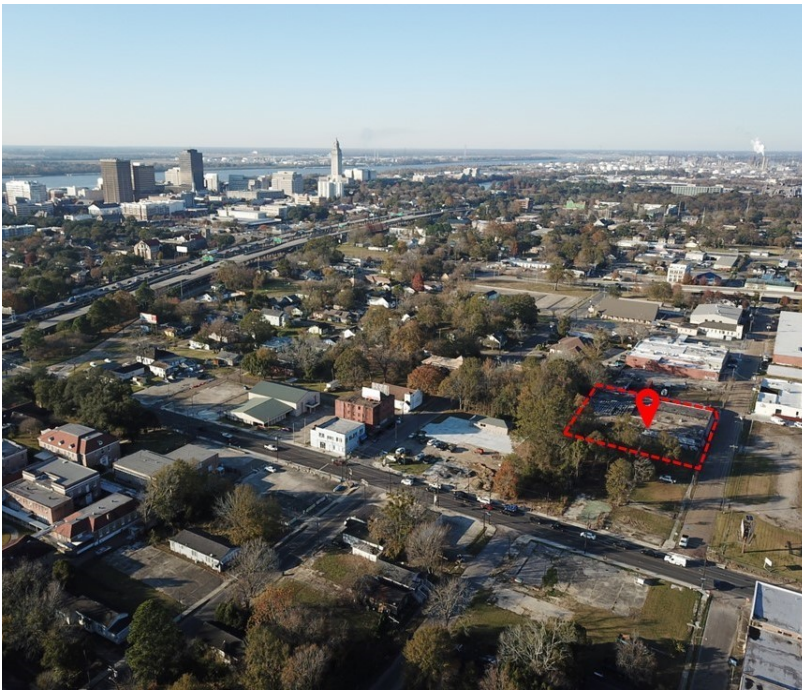


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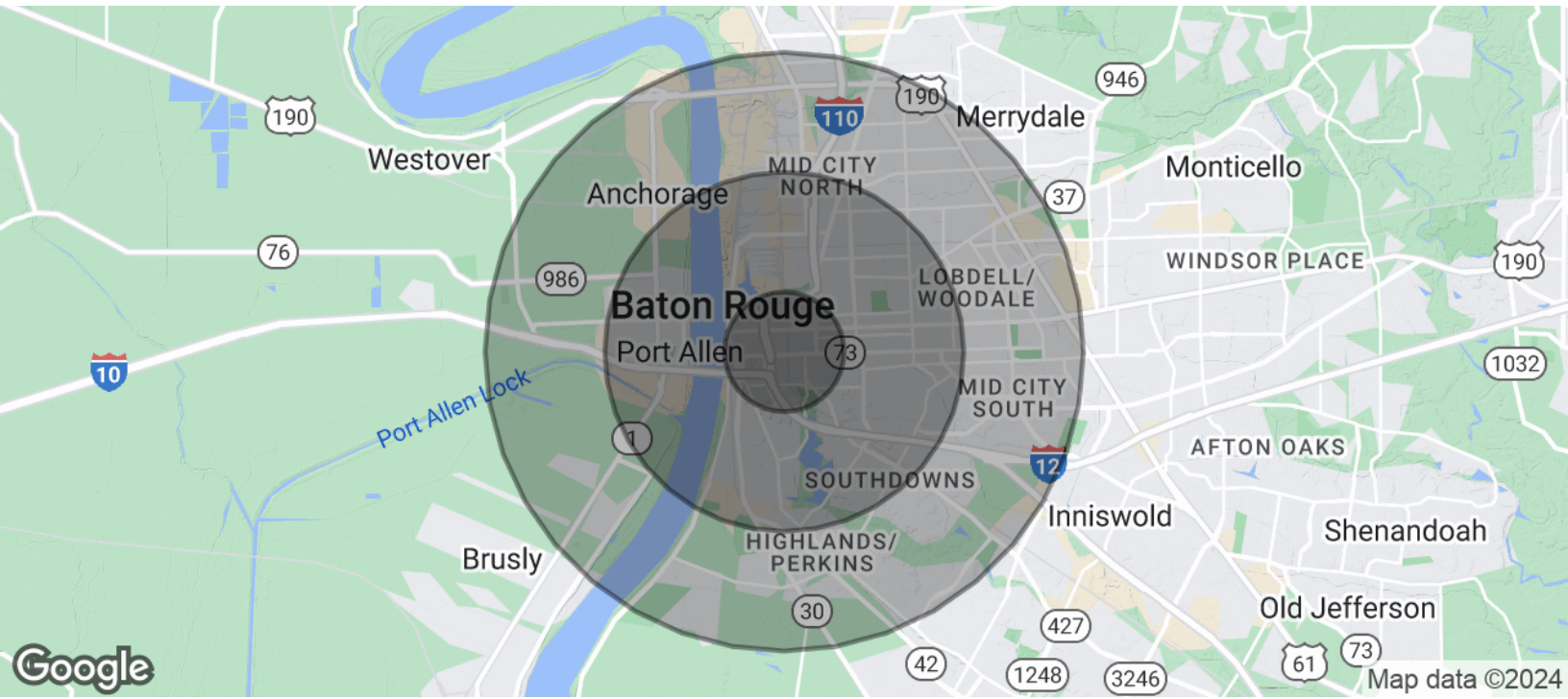
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,490	76,293	154,592
Average age	30.6	31.4	30.9
Average age (Male)	30.9	29.9	28.9
Average age (Female)	30.5	33.2	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,804	28,890	59,701
# of persons per HH	2.5	2.6	2.6
Average HH income	\$46,137	\$50,839	\$54,046
Average house value	\$152,193	\$189,745	\$244,280

* Demographic data derived from 2020 ACS - US Census

