

## OFFICE AVAILABLE FOR SALE & LEASE

12320 Hwy 44, Gonzales, LA 70737



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$799,000
<b>LEASE RATE:</b>	\$13.00 SF/yr
<b>BUILDING SIZE:</b>	5,088 SF
<b>ZONING:</b>	C-1

### PROPERTY OVERVIEW

Office space for Sale or Lease. Located in Bayou Oaks Office Condominium Office Park. Acadian style medical office consisting of 5088 RSF and having a large lobby, conference room, receptionist office, File/copy room with mechanical file system, 2 general offices, 1 X-ray room, 4 treatment rooms, 2 physical therapy areas, 1 kitchen, 4 restrooms ( one with tub and shower) and an occupational therapy area. Currently vacant. Close proximity to Hwy 30 industry. Offered for sale at \$799,000 sf annual and offered for lease at \$13.00 sf annual.

### PROPERTY HIGHLIGHTS

- X-Ray Room
- 4 Treatment Rooms
- Open Exercise Area
- Kitchen

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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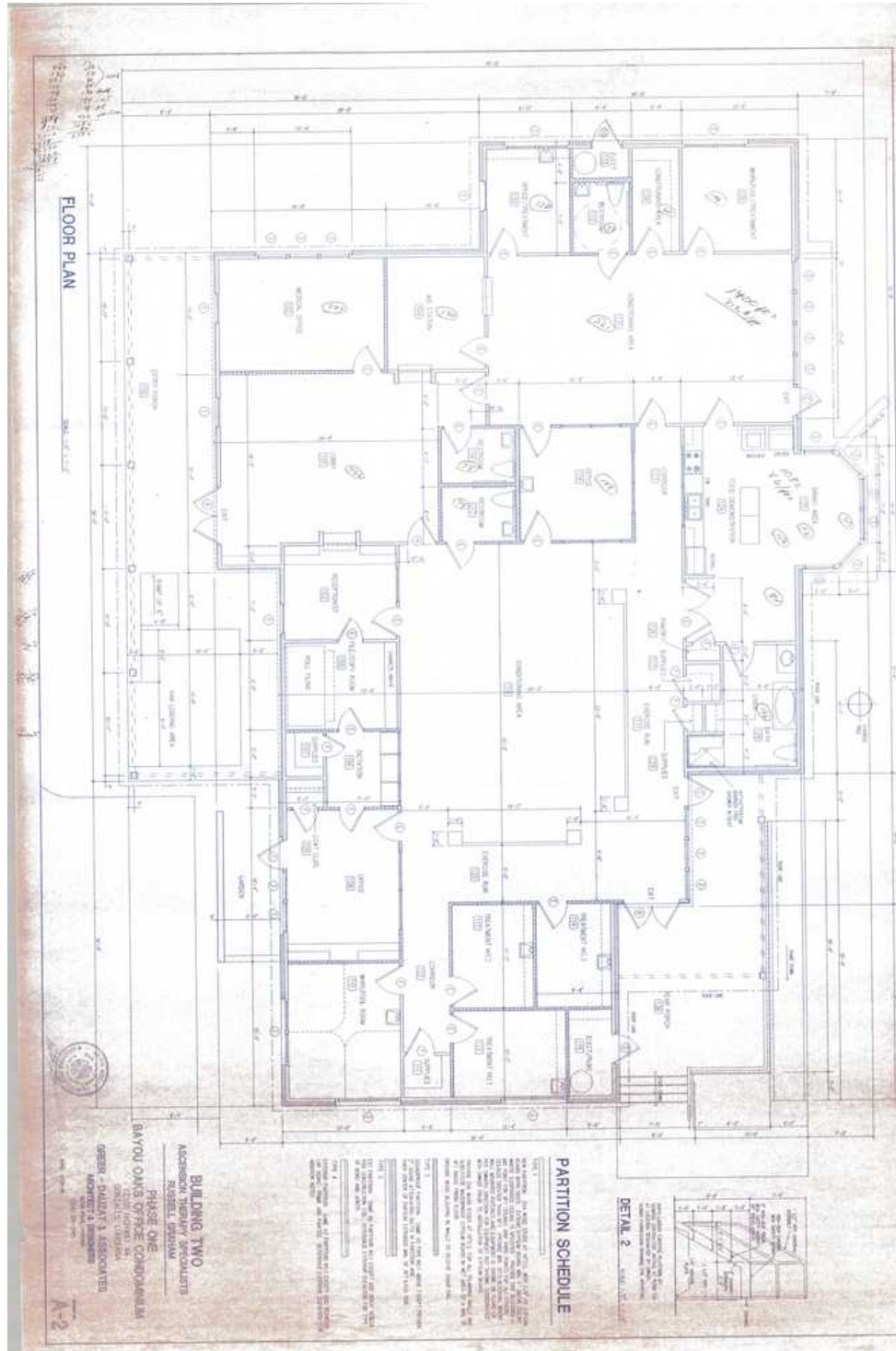
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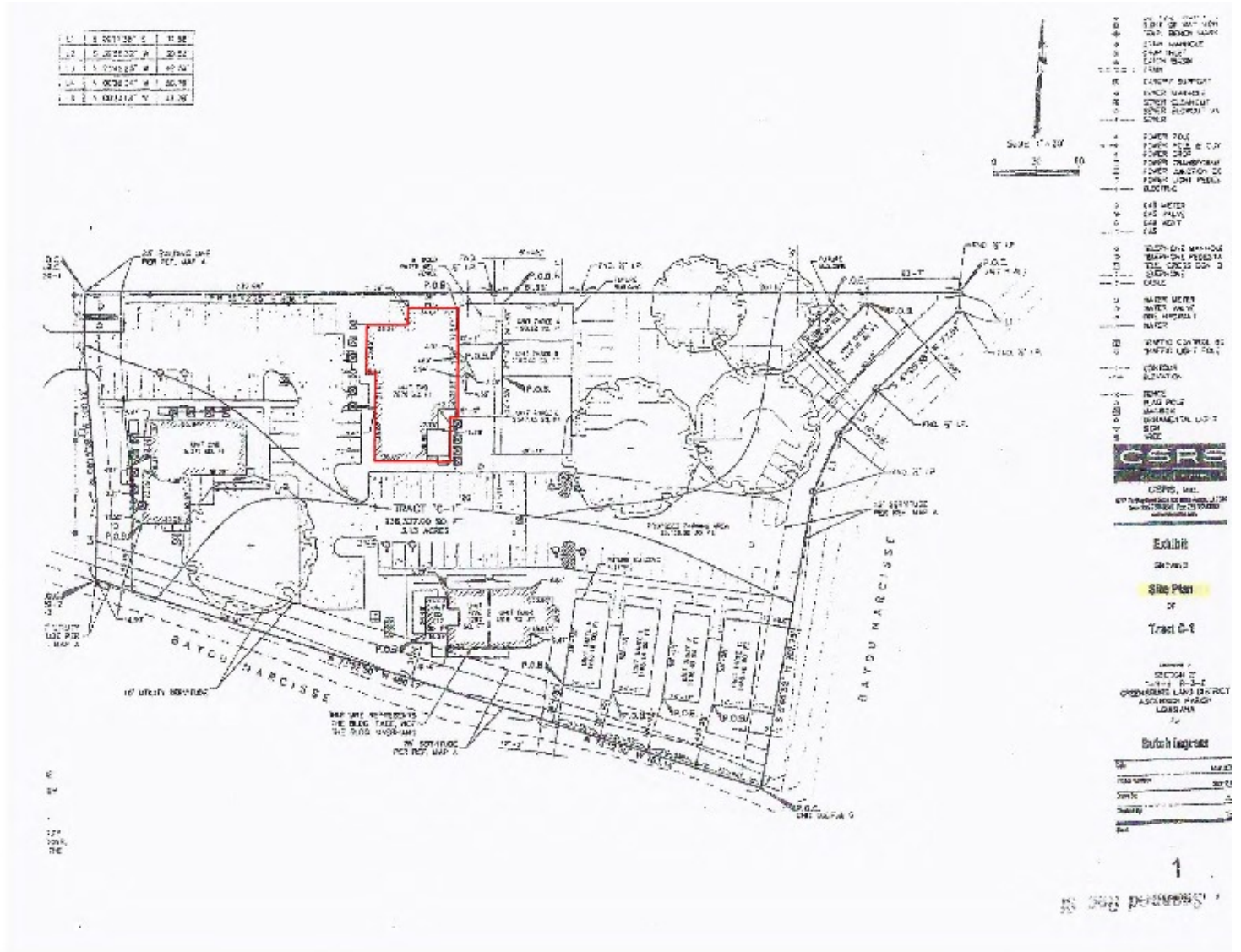
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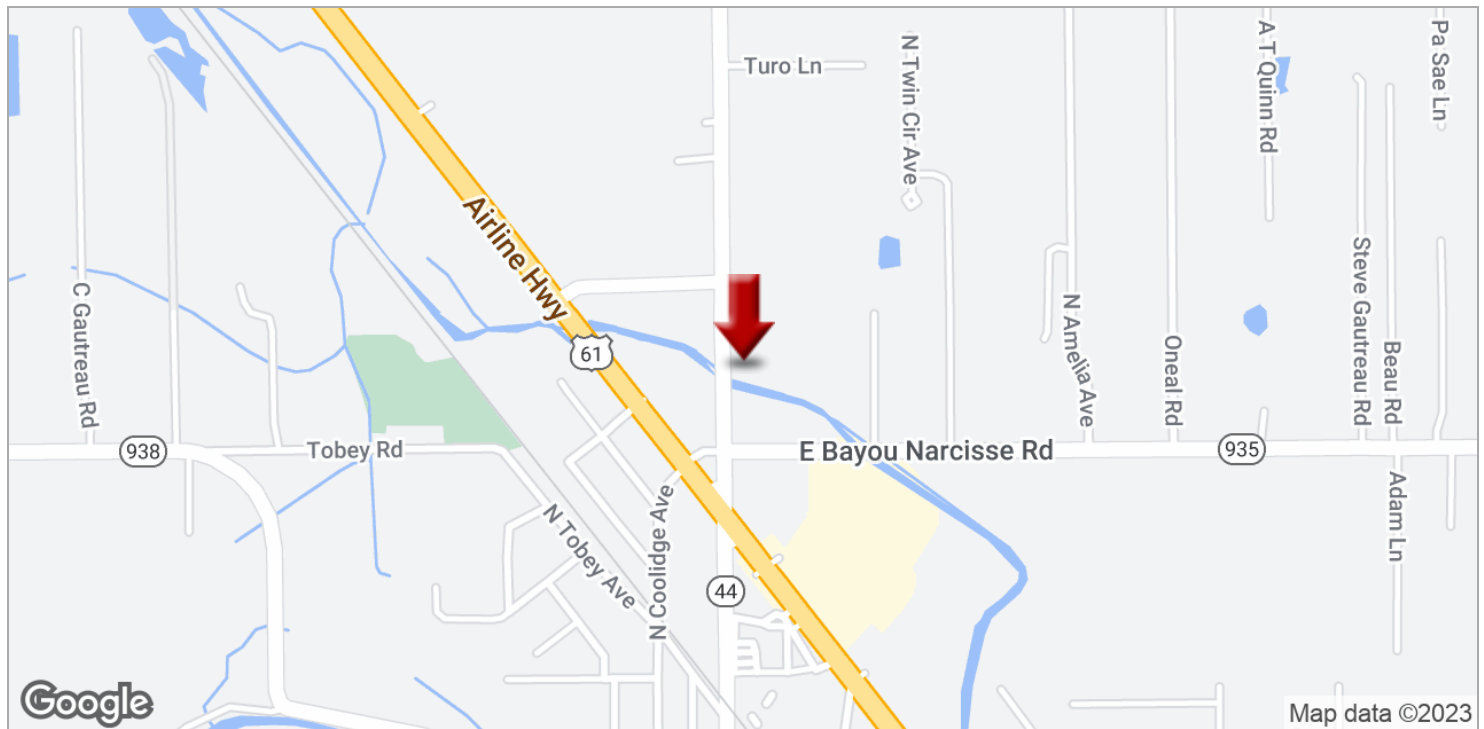
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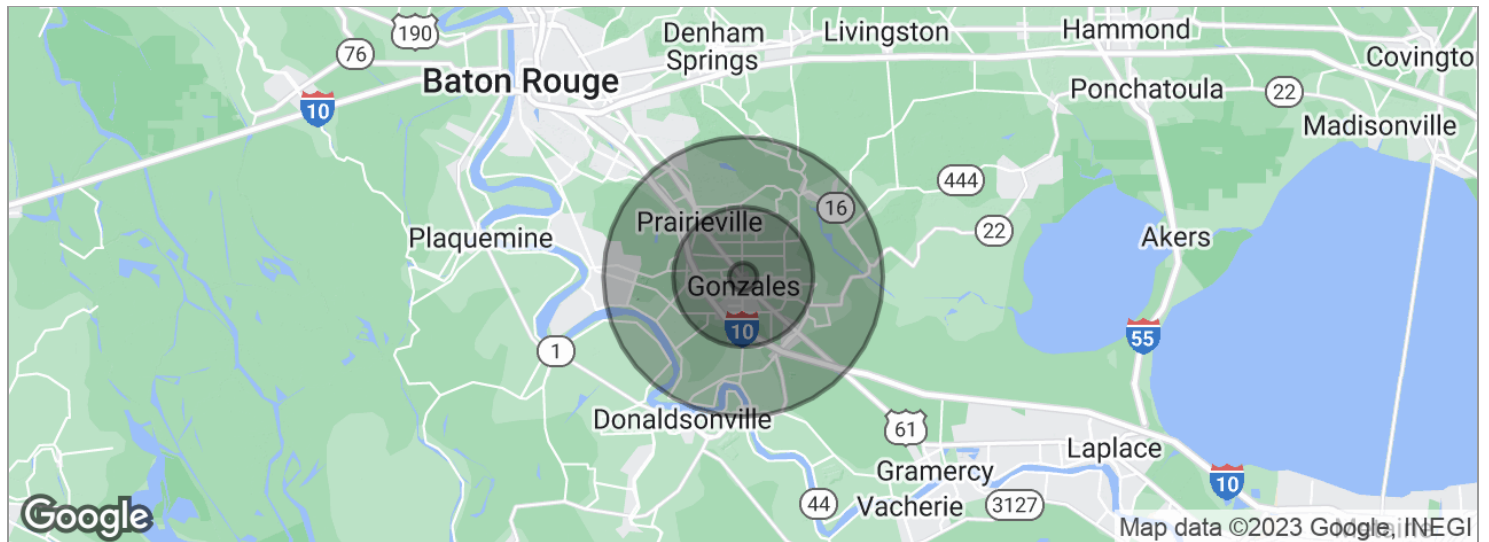
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,568	54,153	119,081
Median age	36.5	33.8	34.5
Median age (male)	33.9	32.1	32.9
Median age (Female)	37.4	35.7	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	962	19,218	41,921
# of persons per HH	2.7	2.8	2.8
Average HH income	\$64,001	\$73,274	\$79,719
Average house value	\$185,152	\$163,588	\$183,737

\* Demographic data derived from 2020 ACS - US Census

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