



BEAUREGARD TOWN OFFICE WITH AMPLE PARKING

603 ST CHARLES ST BATON ROUGE, LA 70802



OFFERED: FOR SALE

SALE PRICE: \$310,000 (\$74.81/SF)

±4,144 SF | ±0.22 ACRES

- Owner Occupancy opportunity in Beauregard Town near Government
- Ample parking in dedicated, off-street lot
- A4 / B1 Zoning – Multiple potential uses including office, retail, warehouse, or residential
- Less than 2 minute access to I-110 & I-10

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | April 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

- Now available for sale, 603 St Charles St presents an excellent opportunity for owner-occupancy or investment.
- Ample, on-site parking - a rare commodity in the Beauregard Town/Downtown area.
- The B1/A4 zoning allows for a number of different uses including office, retail, warehouse and even residential.
- The property is seconds from Government St, just ± 1 minute from I-110, and ± 2 minutes from I-10 with multiple entry points.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	603 St Charles St
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Market	LA - Baton Rouge
Subdivision	Beauregard Town
Closest Intersection	St Charles St / Penalver St / France St
Lot	1 PT
Township	7S
Range	1W
Section	49
Side Of The Street	East
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 73 (Government St)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	A4 – General Residential / B1 – Transition
Lot Size	0.22 Acres
APN #	168971
Lot Frontage	100 ft
Lot Depth	96 ft
Traffic Count	16060
Traffic Count Street	Government St at St Charles St

BUILDING INFORMATION

Building Size	4,144 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS



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EXTERIOR PHOTOS

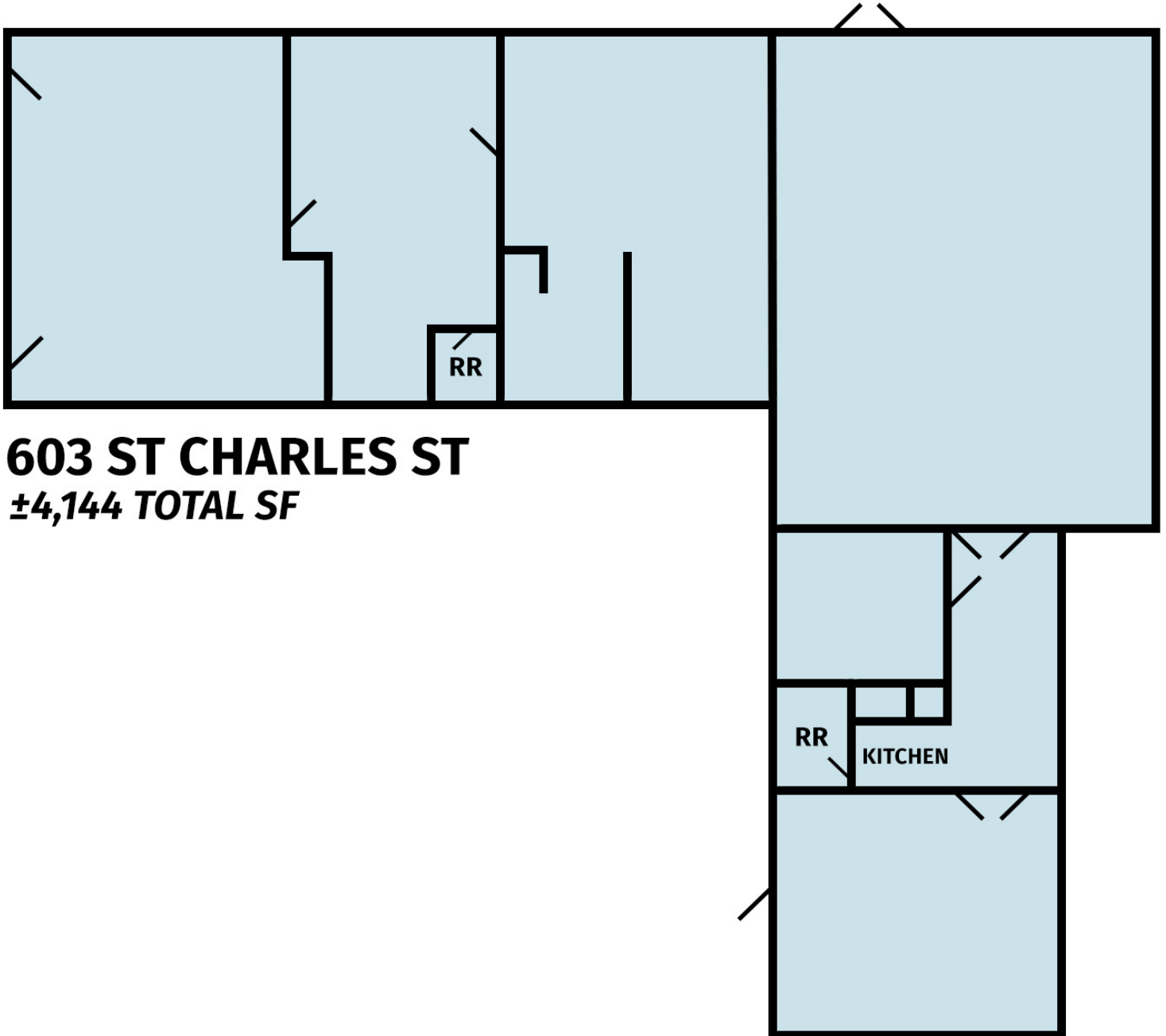
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FLOORPLAN



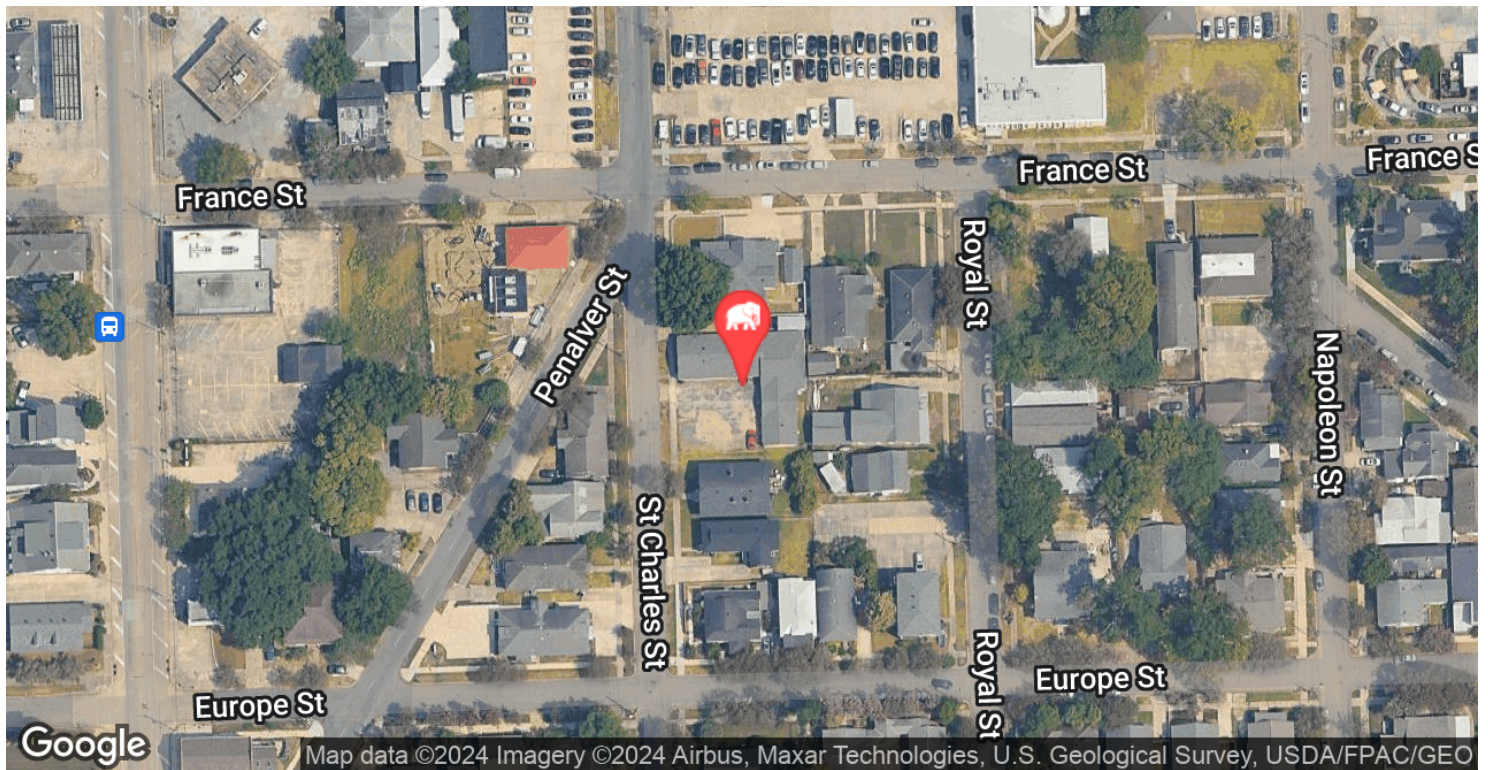
603 ST CHARLES ST
±4,144 TOTAL SF

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LOCATION MAP



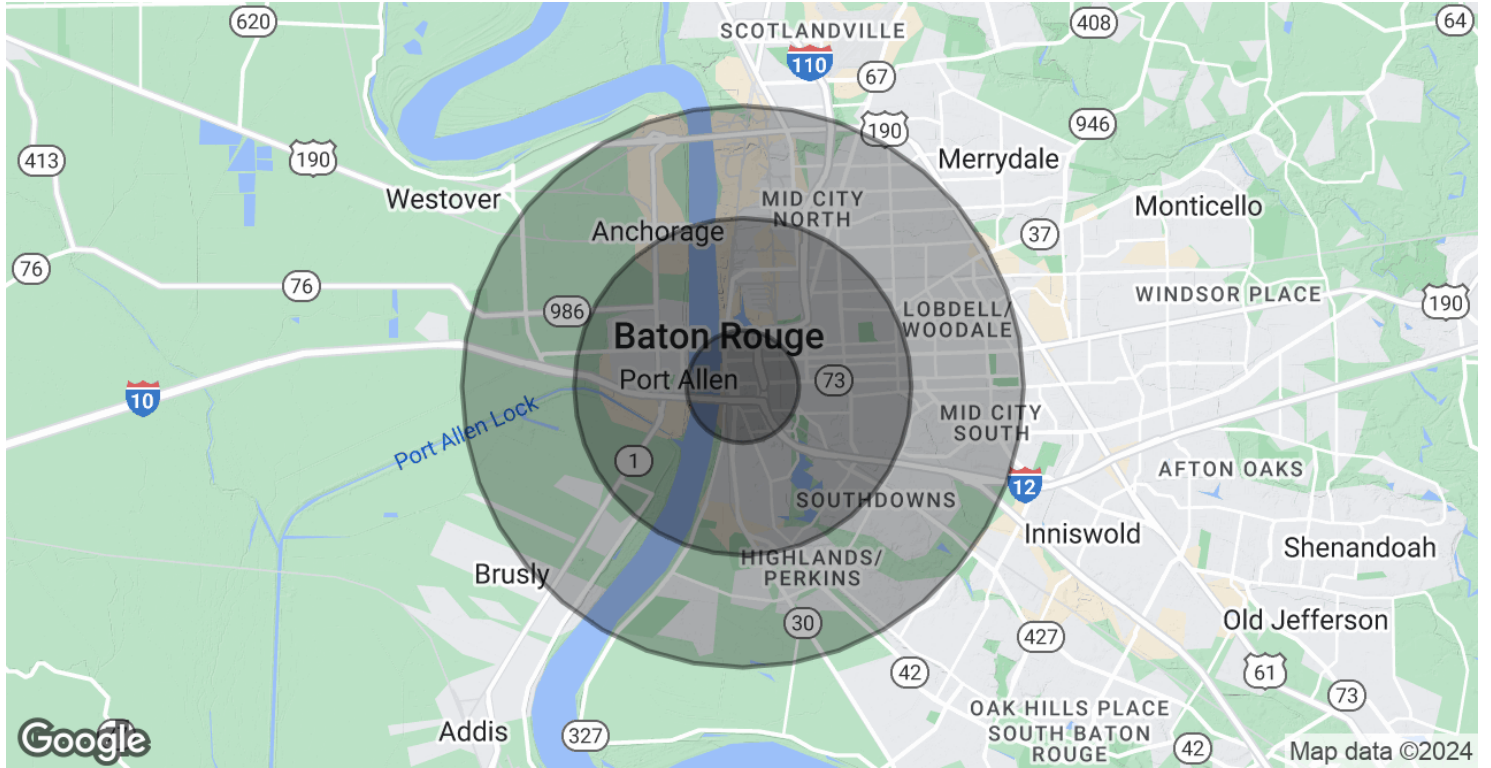
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,303	62,171	134,598
Average Age	34.0	36.7	34.3
Average Age (Male)	32.4	35.1	33.3
Average Age (Female)	35.8	36.9	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,041	32,327	66,532
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$47,170	\$67,503	\$61,998
Average House Value	\$112,848	\$177,993	\$175,406

* Demographic data derived from 2020 ACS - US Census

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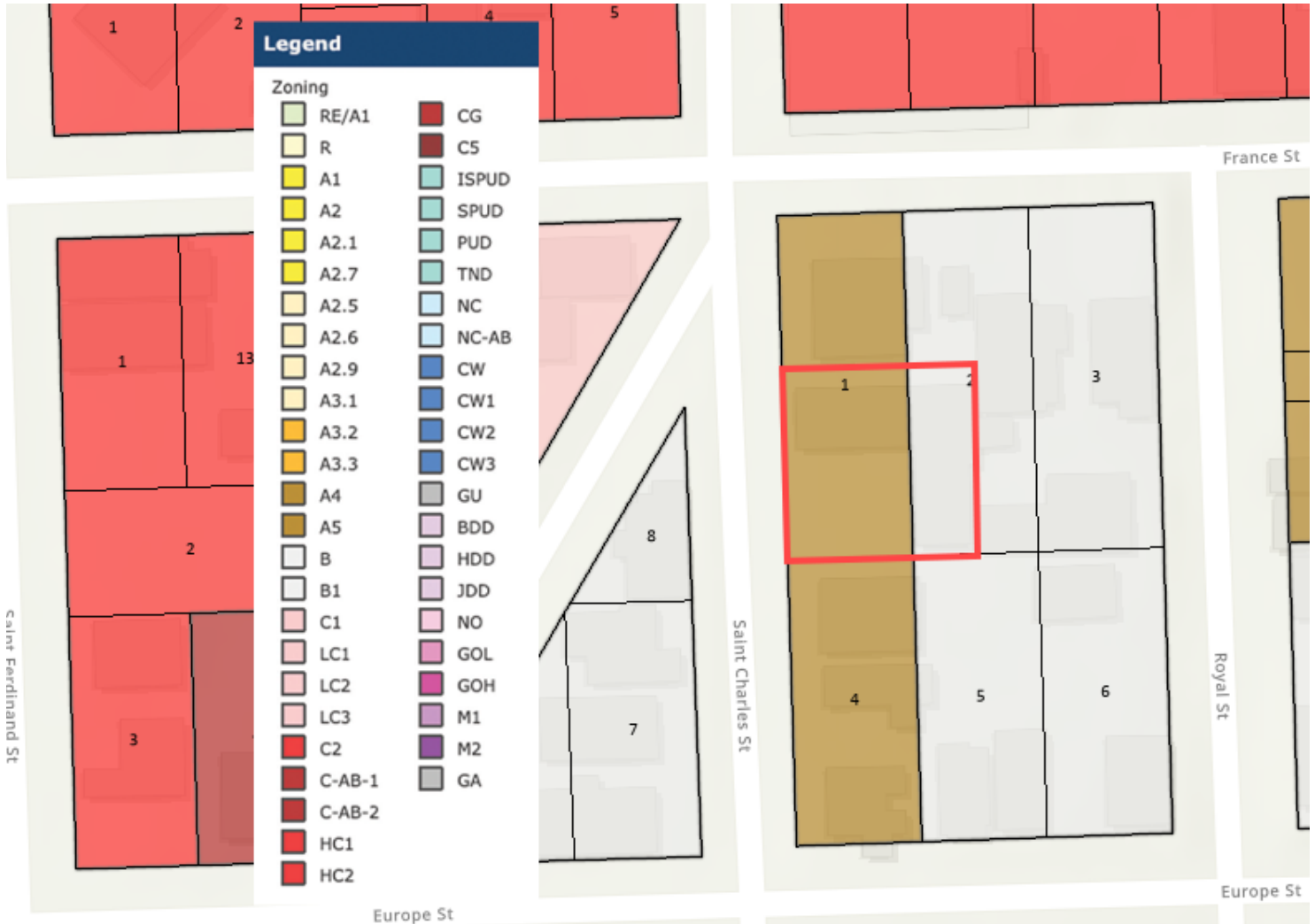
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ZONING MAP



A4 – GENERAL RESIDENTIAL / B1 – TRANSITION

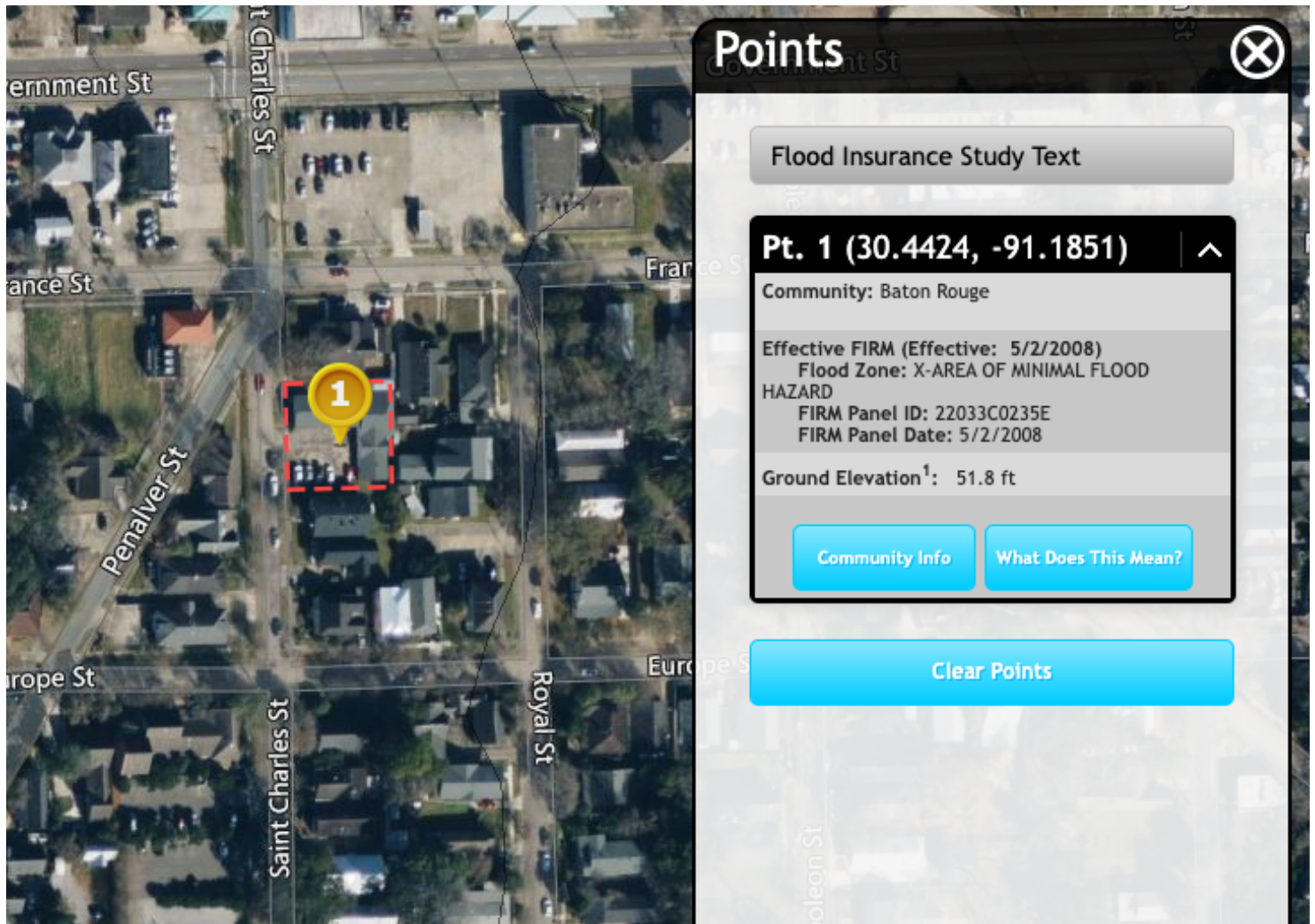
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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