



OFFICE / WAREHOUSE WITH AMPLE PARKING IN MELROSE EAST

1173 N DONMOOR AVE BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$378,210 (\$30/SF)

±12,607 SF | ±0.4 ACRES

- Office / Warehouse
- Owner occupant opportunity in a developing corridor of Baton Rouge
- ±2 Minute access to Florida Blvd, ±5 minute access to Airline Hwy
- Ample Parking

CONTACT:

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225.460.0877

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

- 1173 N Donmoor is an office / warehouse now available for sale in Melrose East.
- Located just ± 2 minutes off of Florida Blvd, this property presents an owner occupant opportunity in a developing corridor of Baton Rouge.
- The property also enjoys just ± 5 minute access to Airline Hwy, a major thoroughfare running from Baton Rouge to New Orleans.
- Ample parking in a dedicated, off-street lot.
- Existing pylon sign.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1173 N Donmoor Ave
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Subdivision	Melrose East
Nearest Intersection	N Donmoor Ave at Renoir Ave
Lot	113
Township	7S
Range	1E
Section	72
Side Of The Street	West
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 61 / 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	C2
Lot Size	±0.4 Acres
APN #	629340
Lot Frontage	±265 ft
Lot Depth	±115 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	±12,607 SF
Number Of Floors	2
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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EXTERIOR PHOTOS

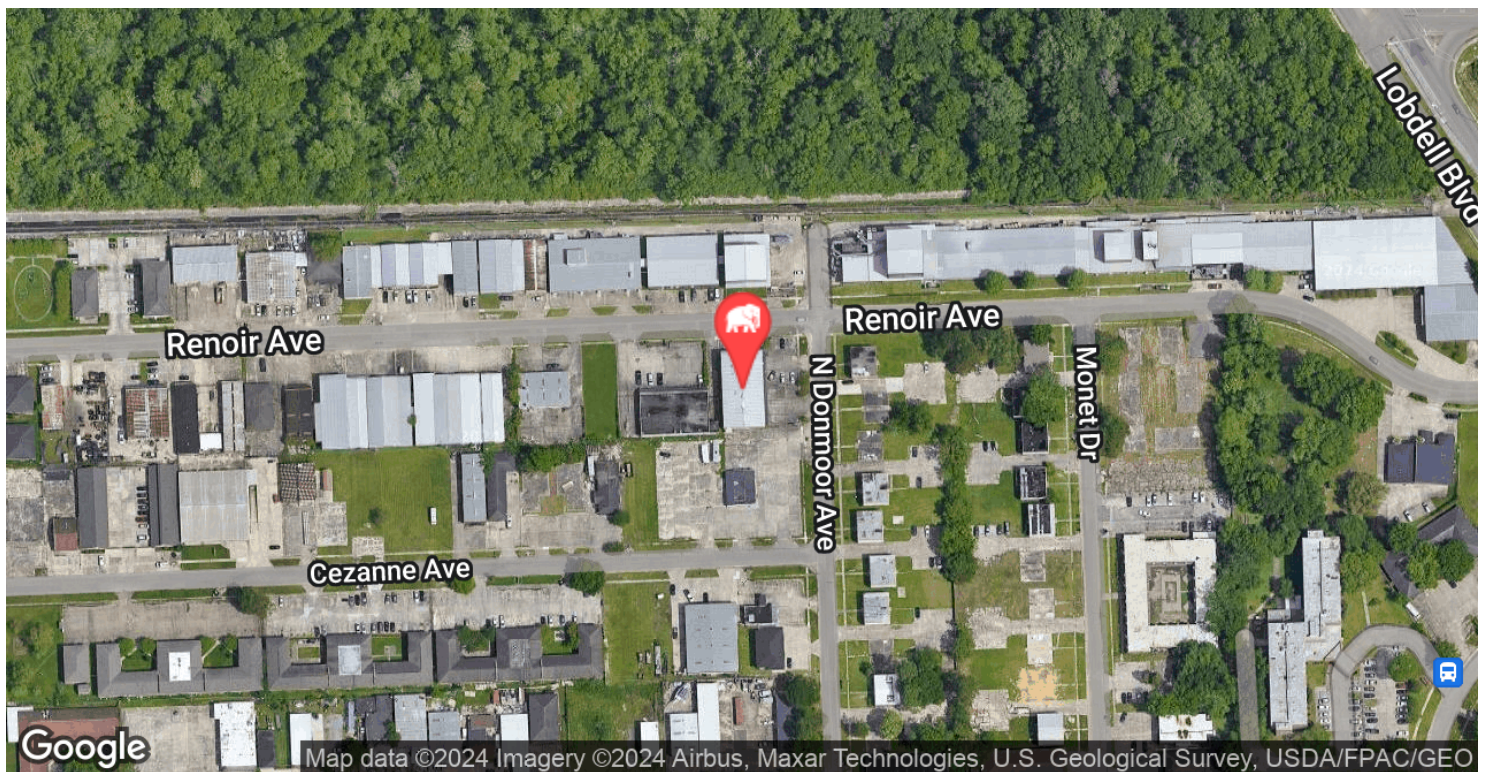
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LOCATION MAP



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,067	83,366	198,161
Average Age	32.7	38.1	35.8
Average Age (Male)	32.3	36.7	34.3
Average Age (Female)	36.0	39.5	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,329	40,725	91,419
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$33,095	\$56,025	\$62,723
Average House Value	\$74,335	\$175,629	\$171,374

* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



C2 – HEAVY COMMERCIAL

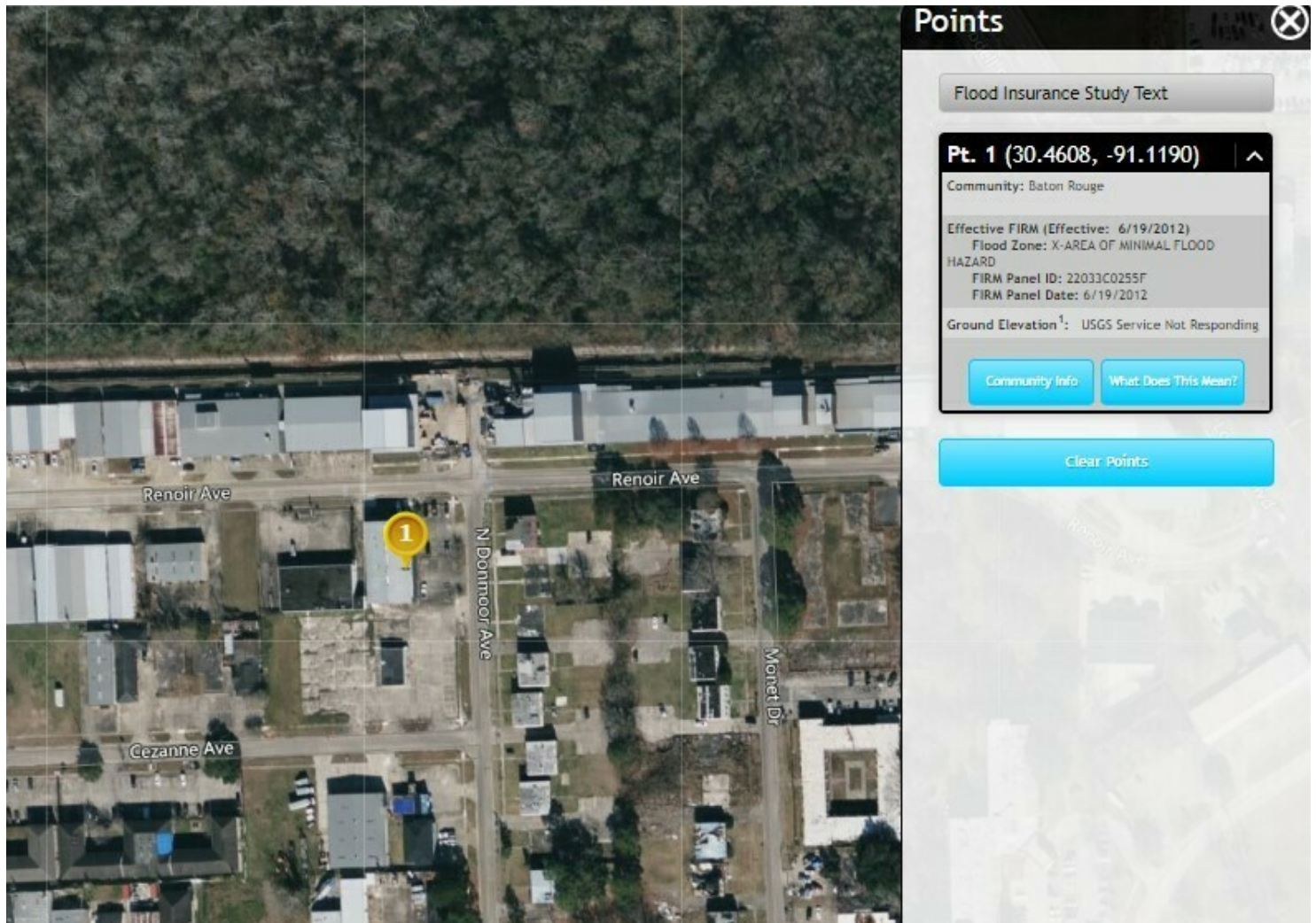
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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