



NEWLY RENOVATED OFFICE OPPORTUNITY NEAR SPANISH TOWN

538 N 8TH STREET BATON ROUGE, LA 70802



OFFERED: FOR SALE

SALE PRICE: \$264,000 (\$165/SF)

±1,600 SF | ±0.08 ACRES

- Interior renovations completed in 2022
- Equipped with solar power
- Potential for office or residential use
- Direct interstate access

CONTACT:

JACOB LOVELAND JOSH MCINTIRE
225.460.0877 225.424.9736

800.895.9329 | <https://elifinrealty.com> | February 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, 538 N 8th St is a $\pm 1,600$ SF office located just south of the historic Spanish Town neighborhood in Downtown Baton Rouge.
- Interior renovations were completed in 2022.
- The office is equipped with solar power.
- The property is zoned B-1 – Transition with potential for office or residential use.
- This location is adjacent to LoadStar, a prominent site logistics and product handling service provider.
- The property enjoys just ± 700 ft access to I-110 and ± 2 minute access to I-10.
- There is some value add potential here with opportunity to upgrade the exterior and increased curb appeal.

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INTERIOR PHOTOS



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AERIAL PHOTOS

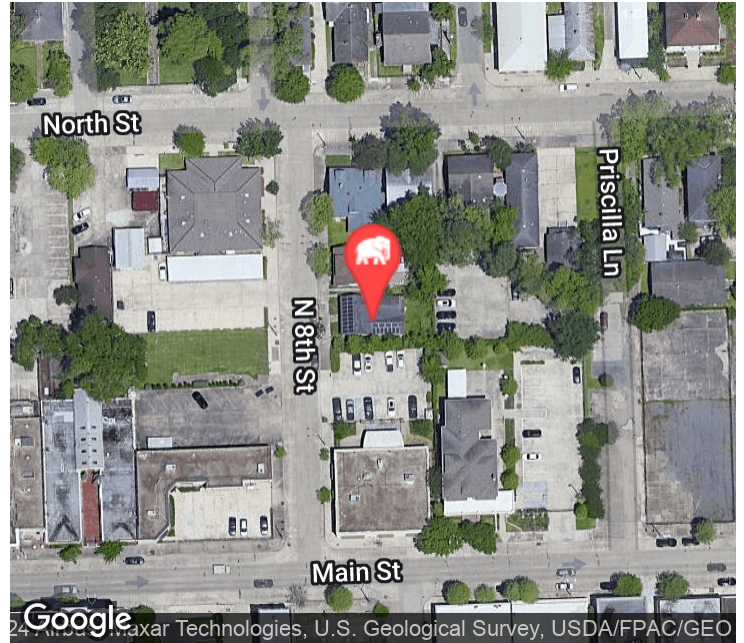
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PROPERTY SUMMARY



LOCATION INFORMATION

Street Address	538 N 8th Street
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Market	LA – Baton Rouge
Subdivision	Jackson Gardens
Nearest Intersection	N 8th St at North St / Main St
Location Description	Block 60, southern half of Lot 7
Side Of The Street	East
Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	B-1 – Transition
Lot Size	±0.08 Acres
APN #	155616
Lot Frontage	±40 ft
Lot Depth	±86 ft

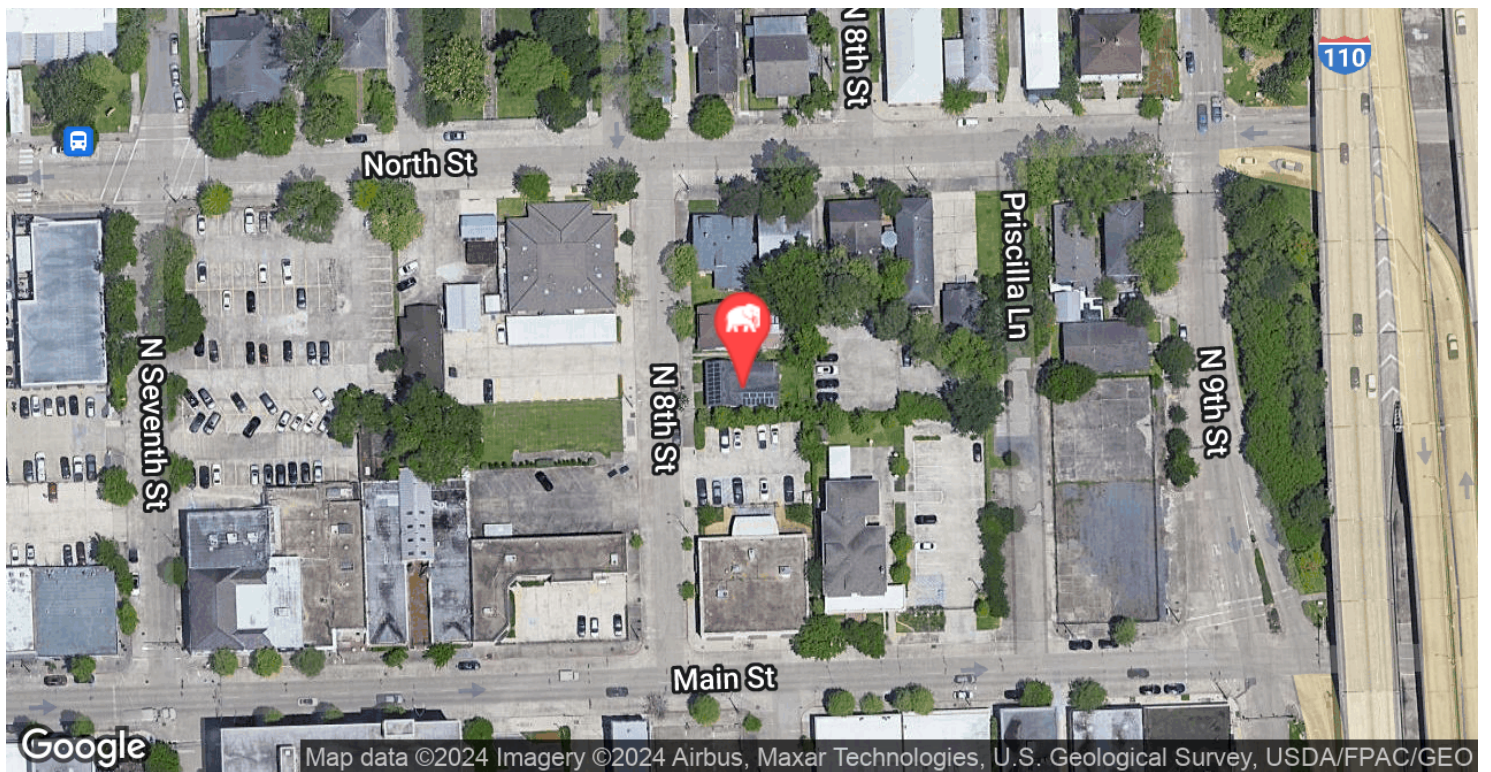
BUILDING INFORMATION

Building Size	±1,600 SF
Building Class	B
Tenancy	Single
Number Of Floors	1
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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LOCATION MAP

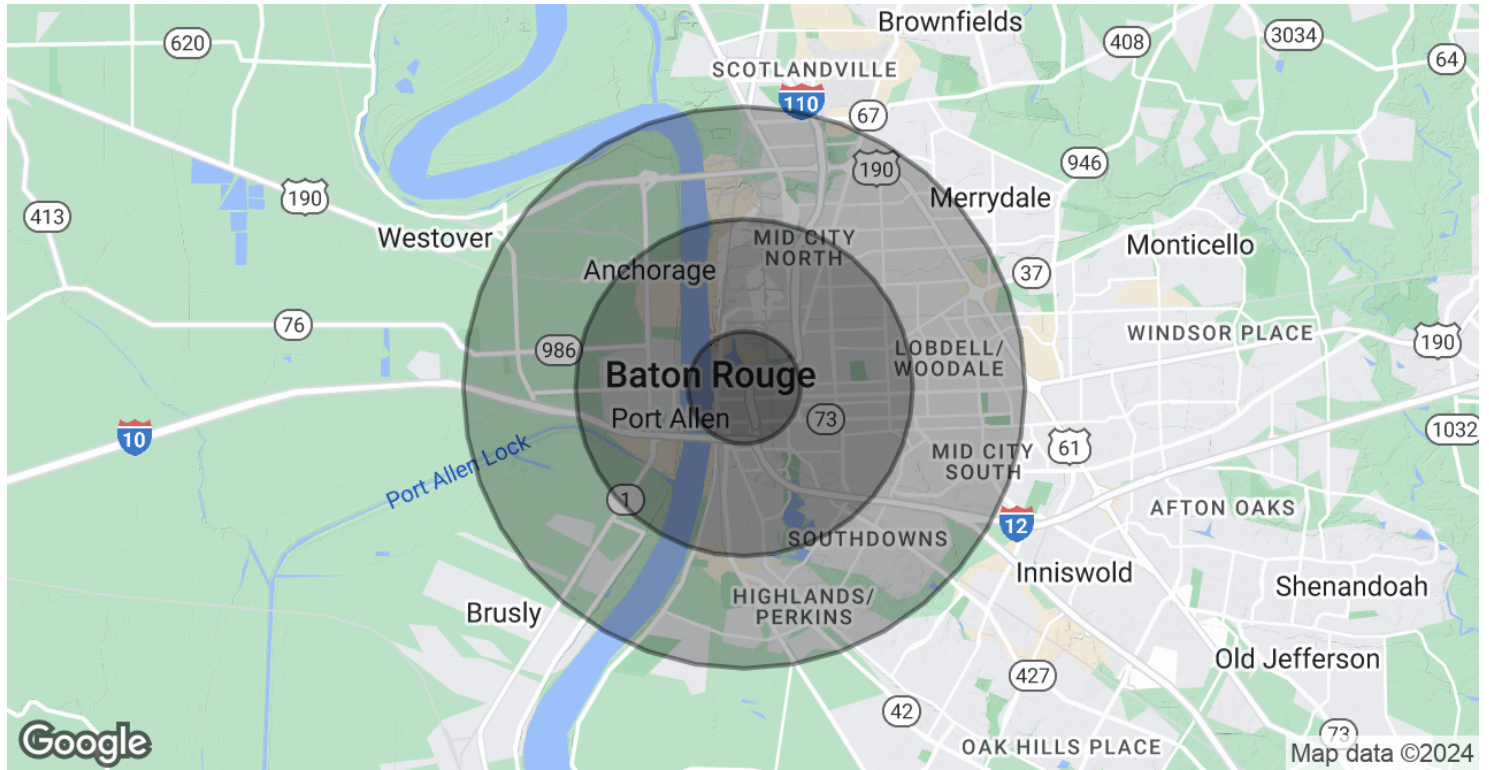


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,116	62,064	142,623
Average Age	33.4	37.2	34.1
Average Age (Male)	33.4	35.7	33.1
Average Age (Female)	33.3	37.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,511	31,723	69,402
# of Persons per HH	1.7	2.0	2.1
Average HH Income	\$46,966	\$65,541	\$59,796
Average House Value	\$63,777	\$171,824	\$176,171

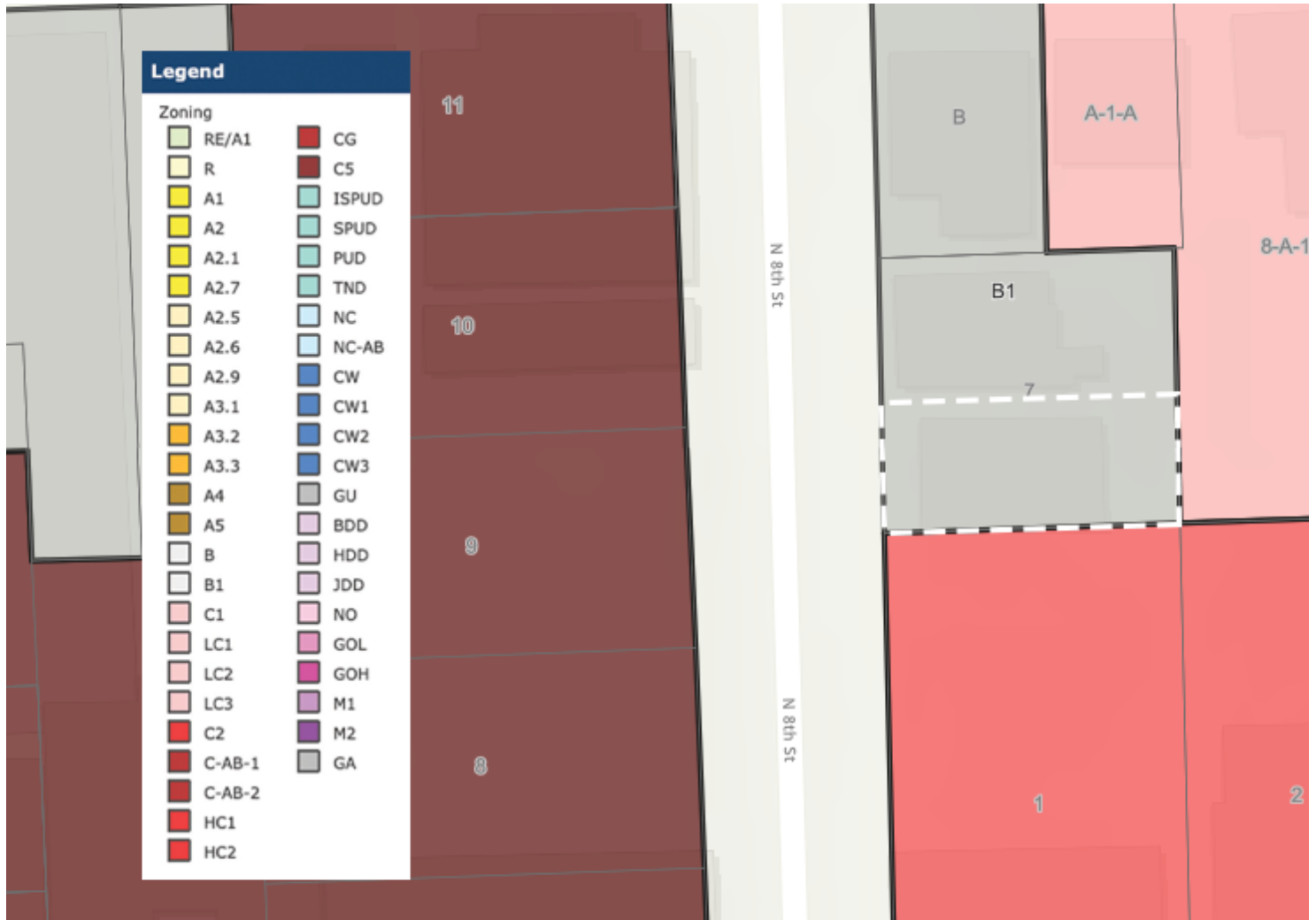
* Demographic data derived from 2020 ACS - US Census

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ZONING MAP



B1 – TRANSITION

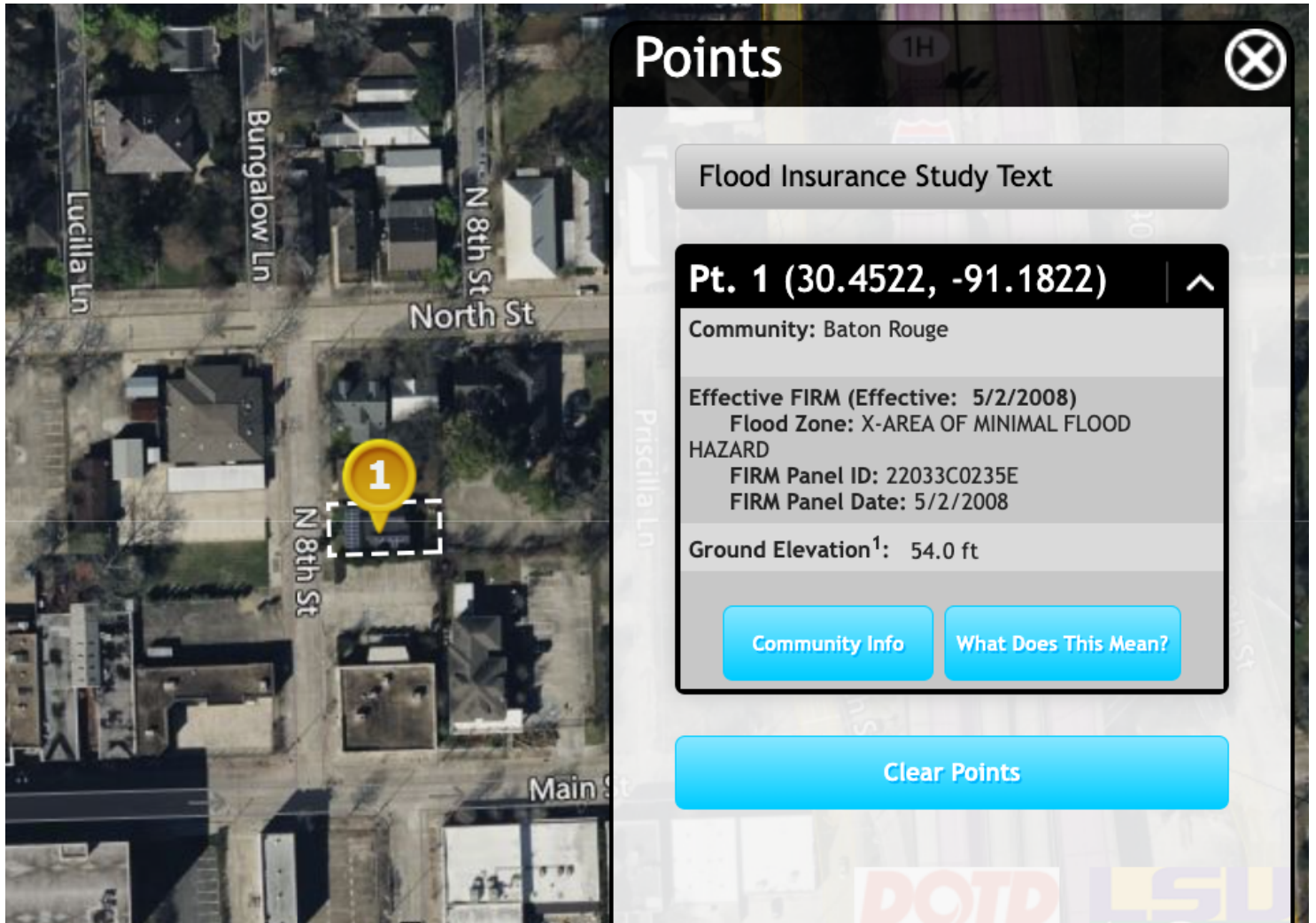
Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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