



# CHURCH PROPERTY ON CORNER LOT IN MID CITY

4405 HATCHER AVE BATON ROUGE, LA 70806



## OFFERED: FOR SALE

# SALE PRICE: \$225,000 (\$96.77/SF)

## ±2,325 SF BUILDING | ±0.38-ACRE LOT

- Furniture included in the sale
- Includes a kitchen, office, 2 restrooms, and large open area
- Ideal for small congregation, or convert to small meeting space
- Corner lot with on site parking lot

### CONTACT:

JACOB LOVELAND  
225.460.0877

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

- This small church building sits on a corner lot just off North Blvd in Mid City.
- The property features a  $\pm 2,325$  SF building comprised of a large meeting area, office, kitchen, and 2 restrooms.
- It sits on a  $\pm 0.38$ -acre lot and has an on site parking lot, with room for additional parking in the green space if necessary.
- The property is in turn-key condition and the furniture is included with the sale. The building is wheelchair accessible.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	4405 Hatcher Ave
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Sub-Market	Mid-City
Cross-Streets	Hatcher Ave at S Beck St
Township	7S
Range	1E
Section	81
Side Of The Street	North
Street Parking	Yes
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 190 / 61 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Special Purpose
Property Subtype	Church
Zoning	A3.1 – Limited Residential
Lot Size	0.38 Acres
APN #	2402394
Lot Frontage	80 ft
Lot Depth	208.3 ft
Corner Property	Yes

## BUILDING INFORMATION

Building Size	2,325 SF
Building Class	-
Number Of Floors	1
Number Of Buildings	1
Parking Type	Surface
Handicap Access	Yes
Free Standing	Yes

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# INTERIOR PHOTOS

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# ADDITIONAL PHOTOS

**CONTACT:**

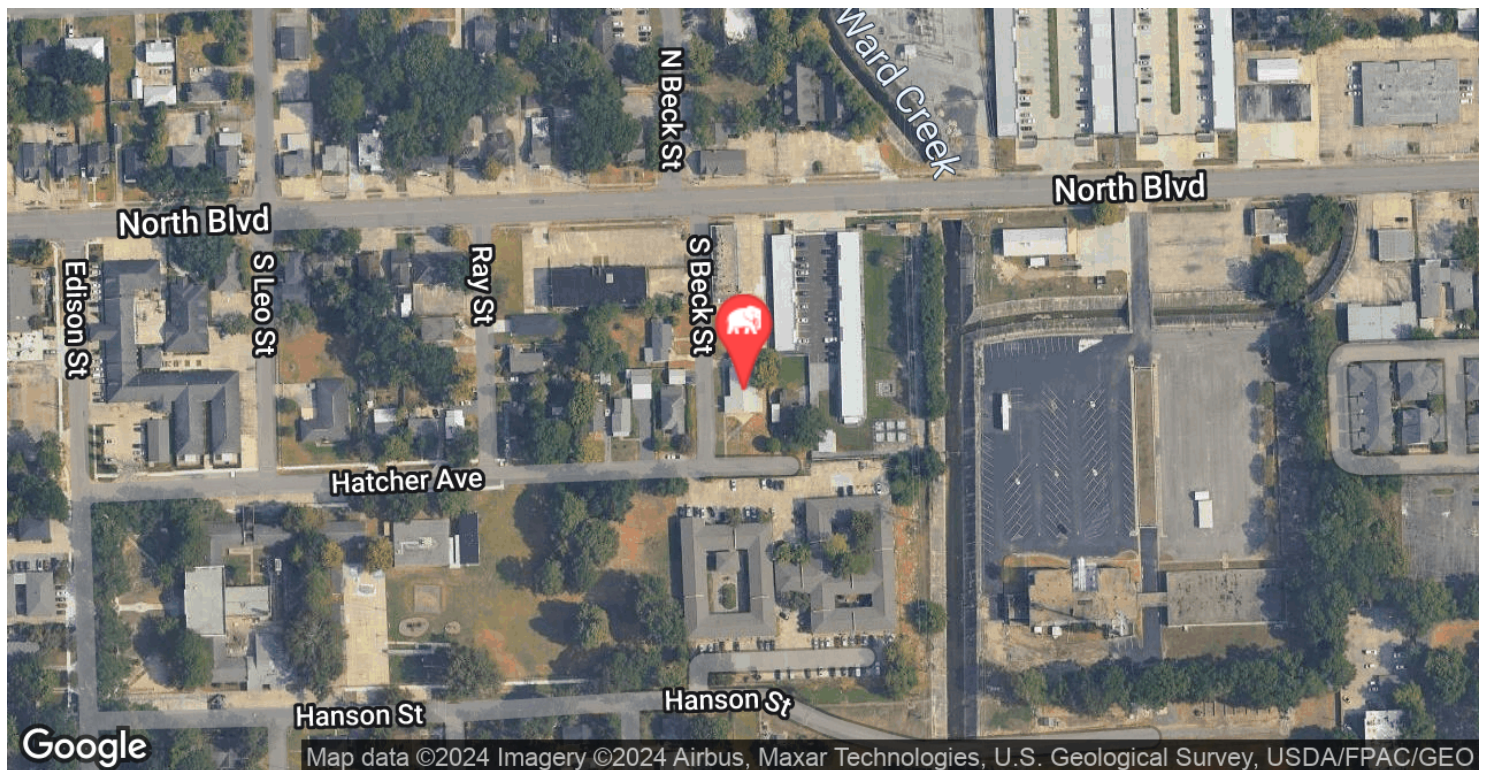
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# LOCATION MAPS



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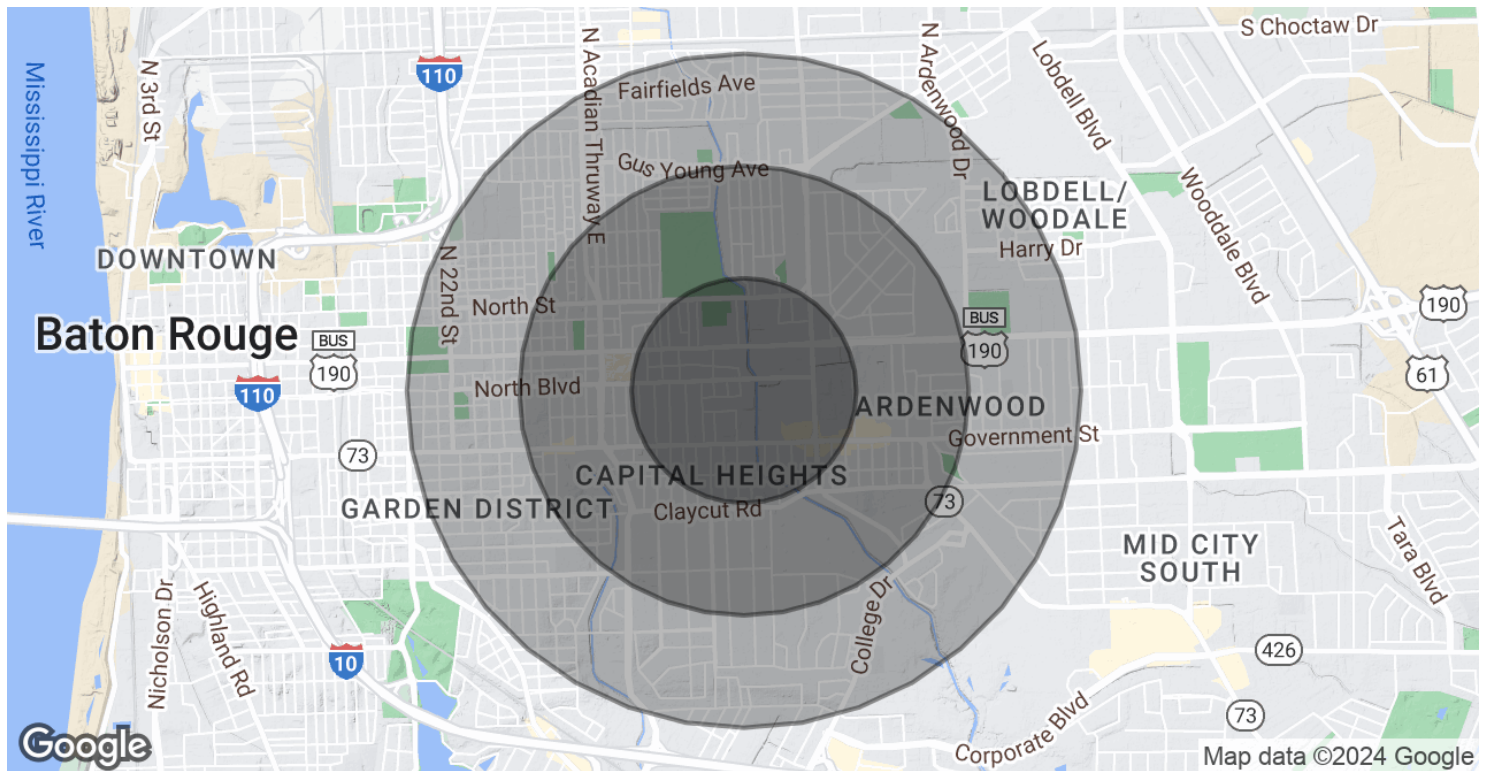
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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,003	13,927	29,549
Average Age	39.6	41.4	39.2
Average Age (Male)	46.1	41.0	37.5
Average Age (Female)	39.2	40.7	39.7

## HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,684	7,441	15,511
# of Persons per HH	1.8	1.9	1.9
Average HH Income	\$45,538	\$64,993	\$70,376
Average House Value	\$207,665	\$222,350	\$212,051

\* Demographic data derived from 2020 ACS - US Census

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# ZONING MAP



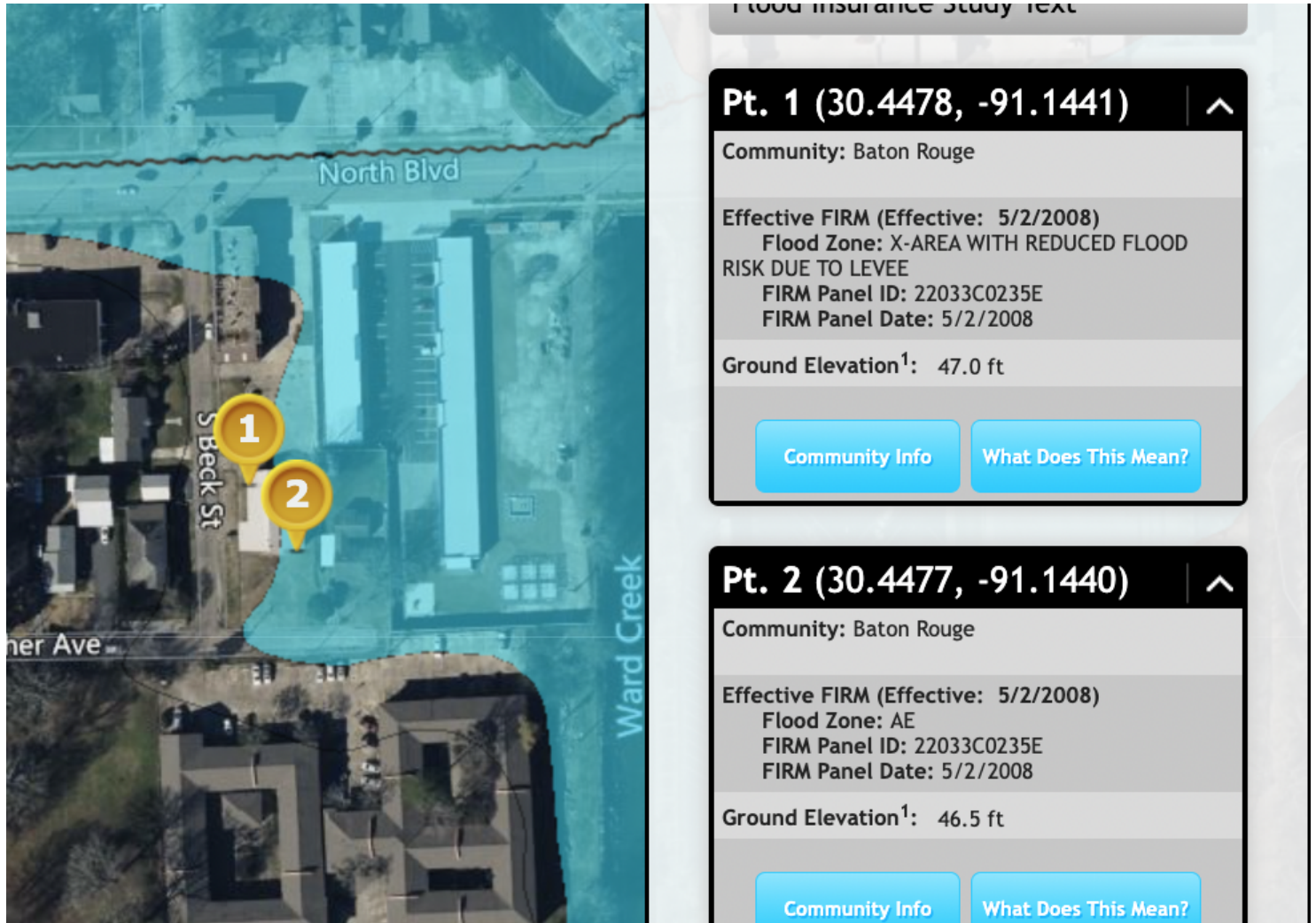
## A3.1- LIMITED RESIDENTIAL

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Source: The municipality in which the property is located



# FLOOD ZONE MAP



## FLOOD ZONE X & FLOOD ZONE AE

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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