



# CORNER BUILDING ON GOVERNMENT STREET IN MID CITY

4308 GOVERNMENT ST BATON ROUGE, LA 70806



## SALE PRICE: \$380,000 (\$190/SF)

### ±2,000 SF BUILDING | ±0.08-ACRE LOT

- Multi- or Single-tenant opportunity
- Monument Sign Opportunity
- Government Street frontage in booming Mid City
- On site parking lot with ±14 spaces

#### CONTACT:

JACOB LOVELAND  
225.460.0877

800.895.9329 | <https://elifinrealty.com> | April 2024

640 Main St, Suite A, Baton Rouge, LA 70801

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# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for sale, this corner property on Government Street presents a rare retail / office opportunity in the booming Mid City corridor.
- Located at the corner of Government Street and Ingleside Drive, the property has excellent visibility and offers a chance to prominently display your business on a monument sign along this popular, walkable corridor.
- Another rarity is the on site parking lot with approximately 14 spaces.
- The building is ready to be occupied as-is or could be renovated to bring even more value to the property.

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# INTERIOR PHOTOS

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# ADDITIONAL PHOTOS



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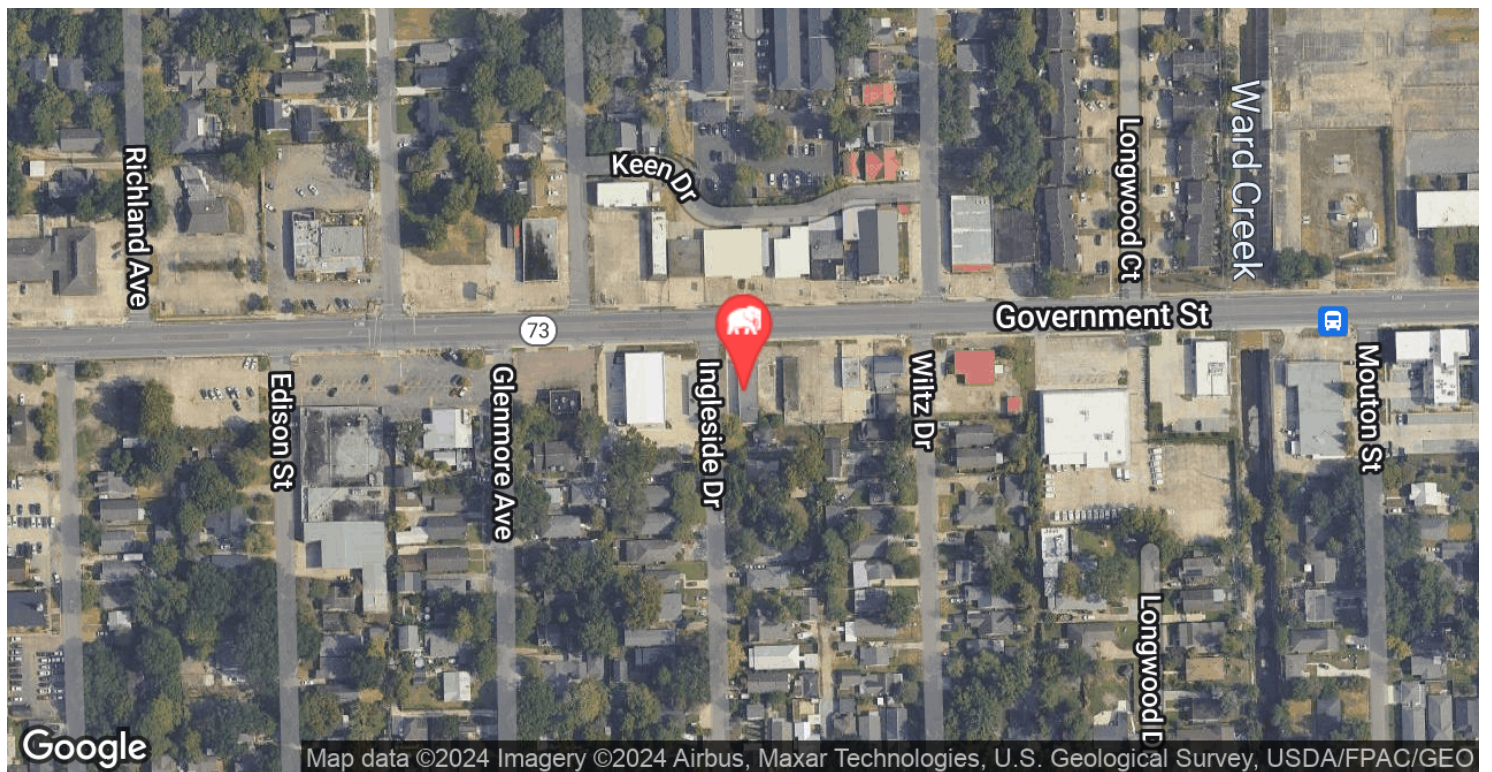
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# LOCATION MAPS



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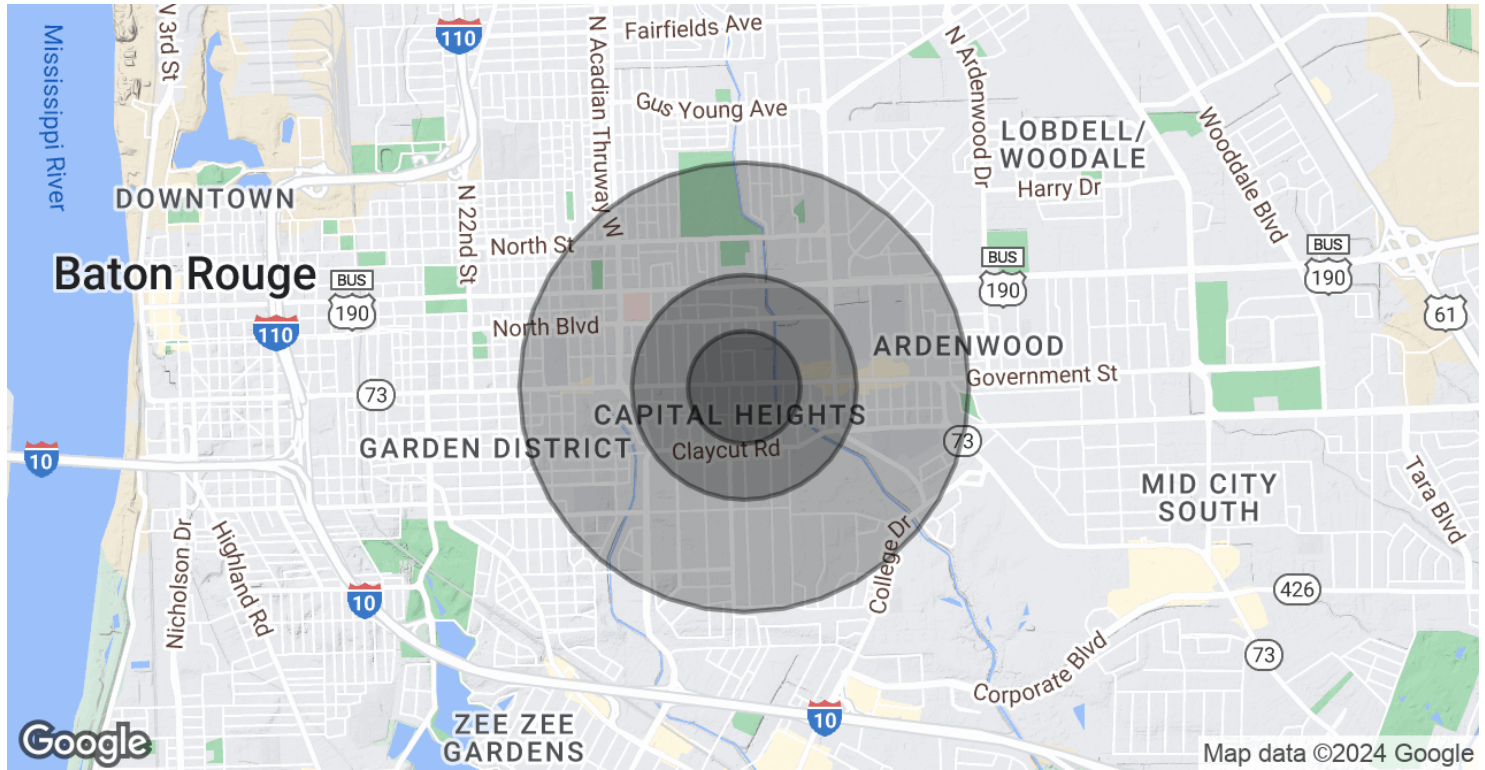
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	894	3,868	14,582
Average Age	35.5	41.9	44.3
Average Age (Male)	42.4	45.4	43.5
Average Age (Female)	33.9	40.7	43.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	489	2,228	8,368
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$56,762	\$65,892	\$72,008
Average House Value	\$242,682	\$266,664	\$250,849

2020 American Community Survey (ACS)

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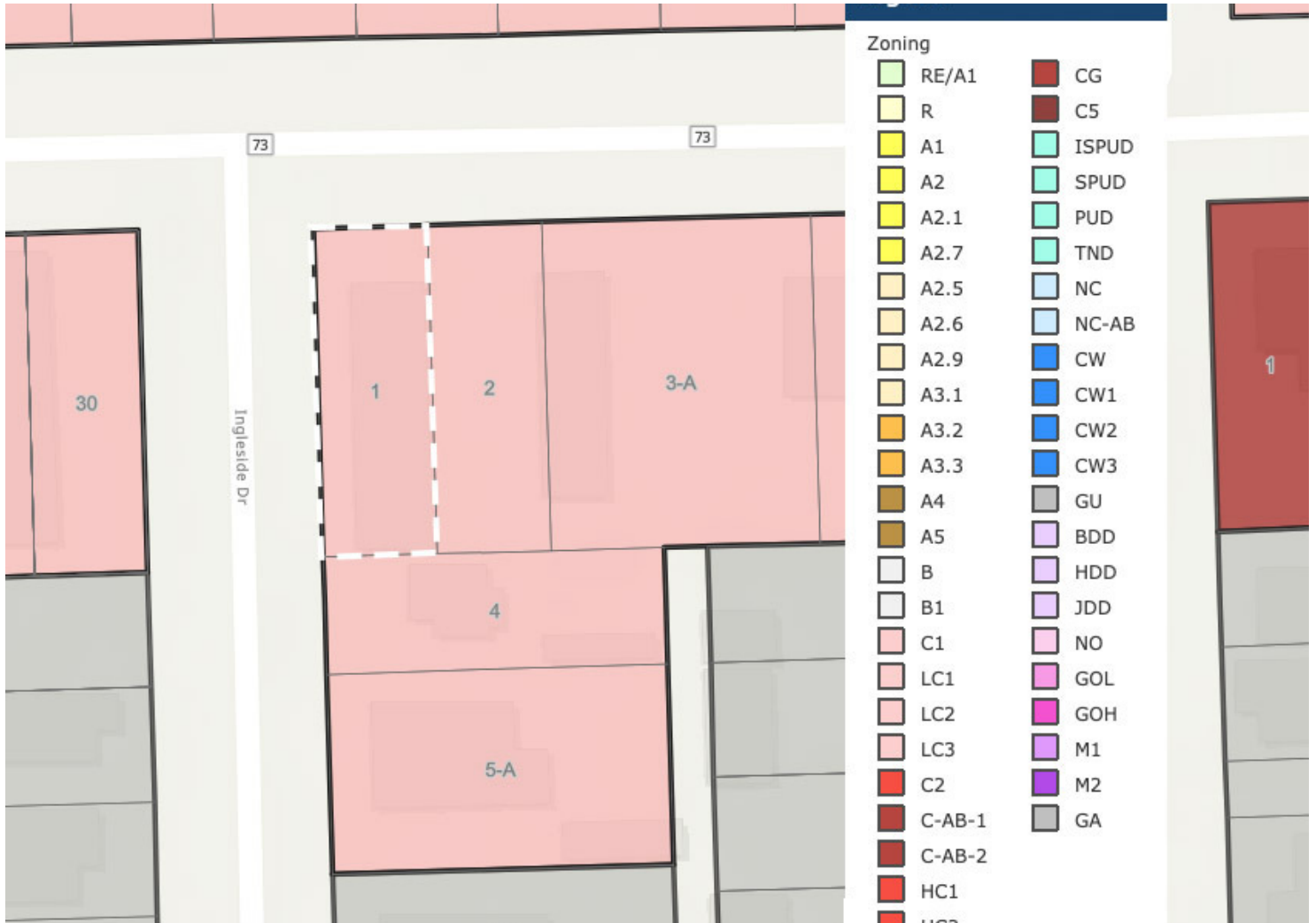
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# ZONING MAP



**C1 - LIGHT COMMERCIAL**

Source: The municipality in which the property is located

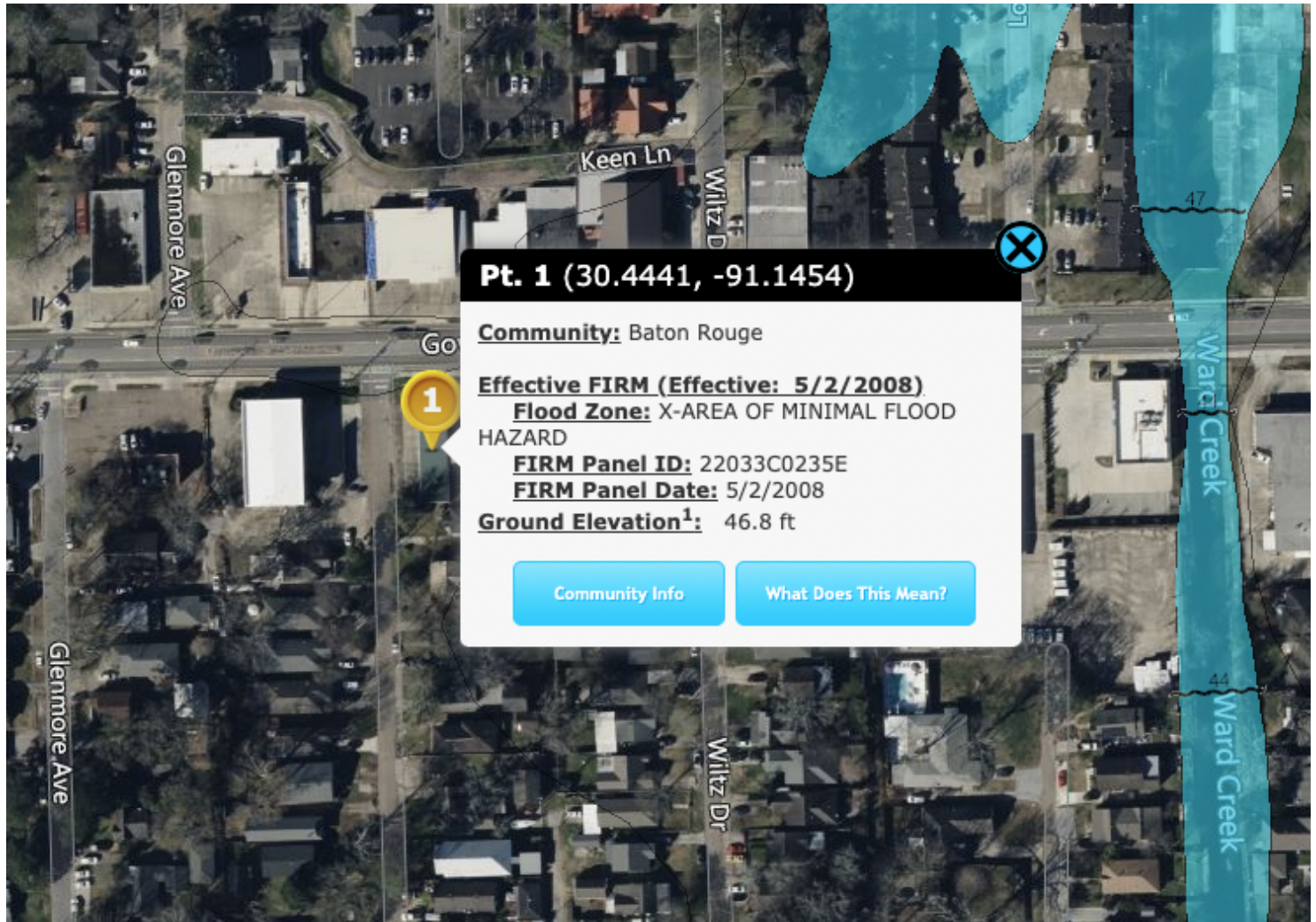
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# FLOOD ZONE MAP



## FLOOD ZONE X

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

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