



PROPERTY ONE

FOR SALE

4,000 SF OFFICE NEAR SHERWOOD FOREST

11824 Market Place Avenue,
Baton Rouge, LA 70816

Presented by:

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4,000 SF OFFICE FOR SALE NEAR SHERWOOD FOREST BLVD.

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SALE PRICE	\$600,000
OFFERING SUMMARY	
Building Size:	4,000 SF
Lot Size:	0.24 Acres
Price / SF:	\$150.00
Renovated:	2007
Zoning:	LC1

PROPERTY OVERVIEW

Single tenant office building located off Sherwood Forest Boulevard. This 2-story office features updated finishes throughout including stained concrete floors and vaulted ceilings. The first floor features an inviting reception, five private offices, conference room, open workspace and breakroom area The second floor has three private offices, secondary breakroom, and plenty of storage.

Exterior updates include the roof (2022), rear windows (approx. 2020), and covered parking (2020) for approximately 7 parking spaces. The building is set up with a backup generator although the existing generator may require maintenance to perform optimally.

PROPERTY HIGHLIGHTS

- Convenient Location
- Large Private Offices
- Updated finishes

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Reception



Large office or conference room



Conference Room or bullpen



Private office



Private Office



Breakroom



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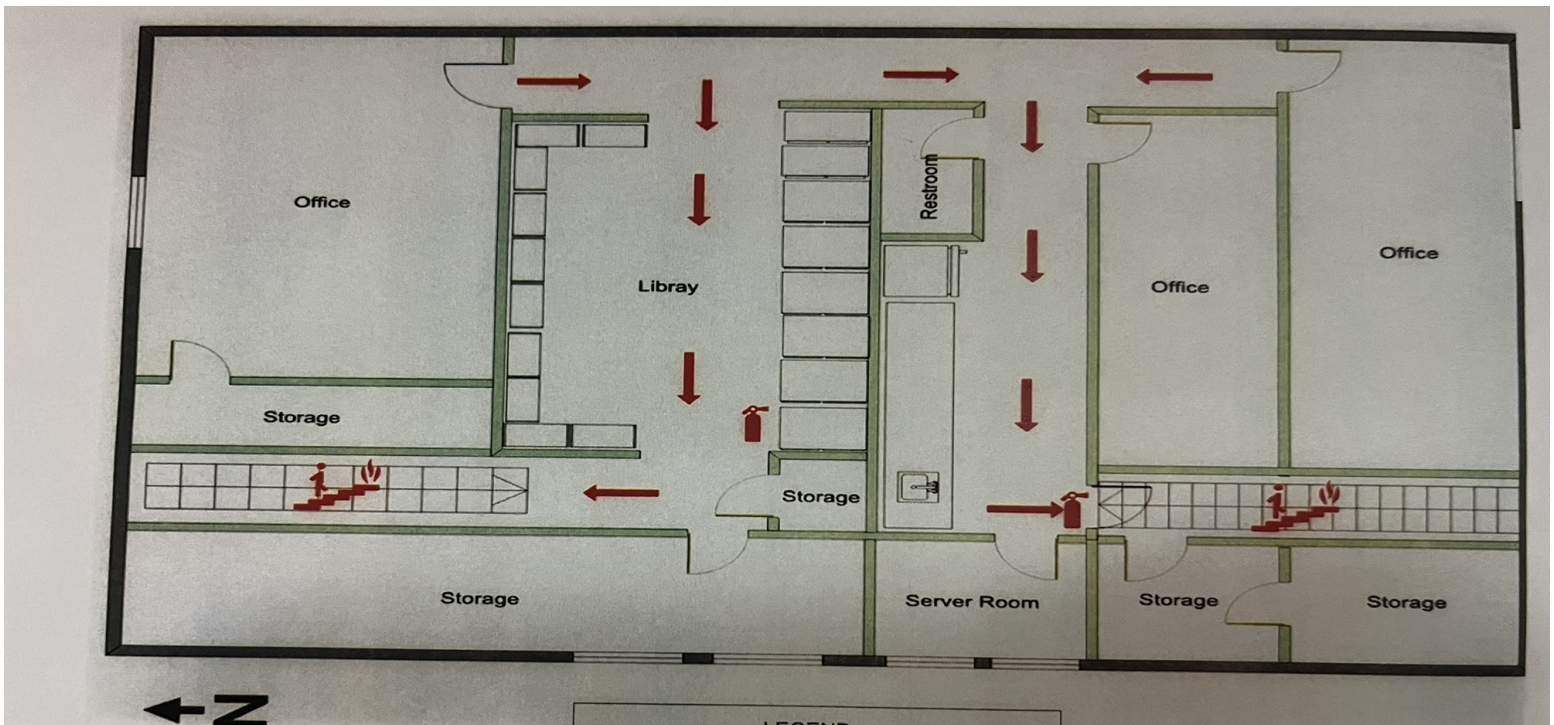
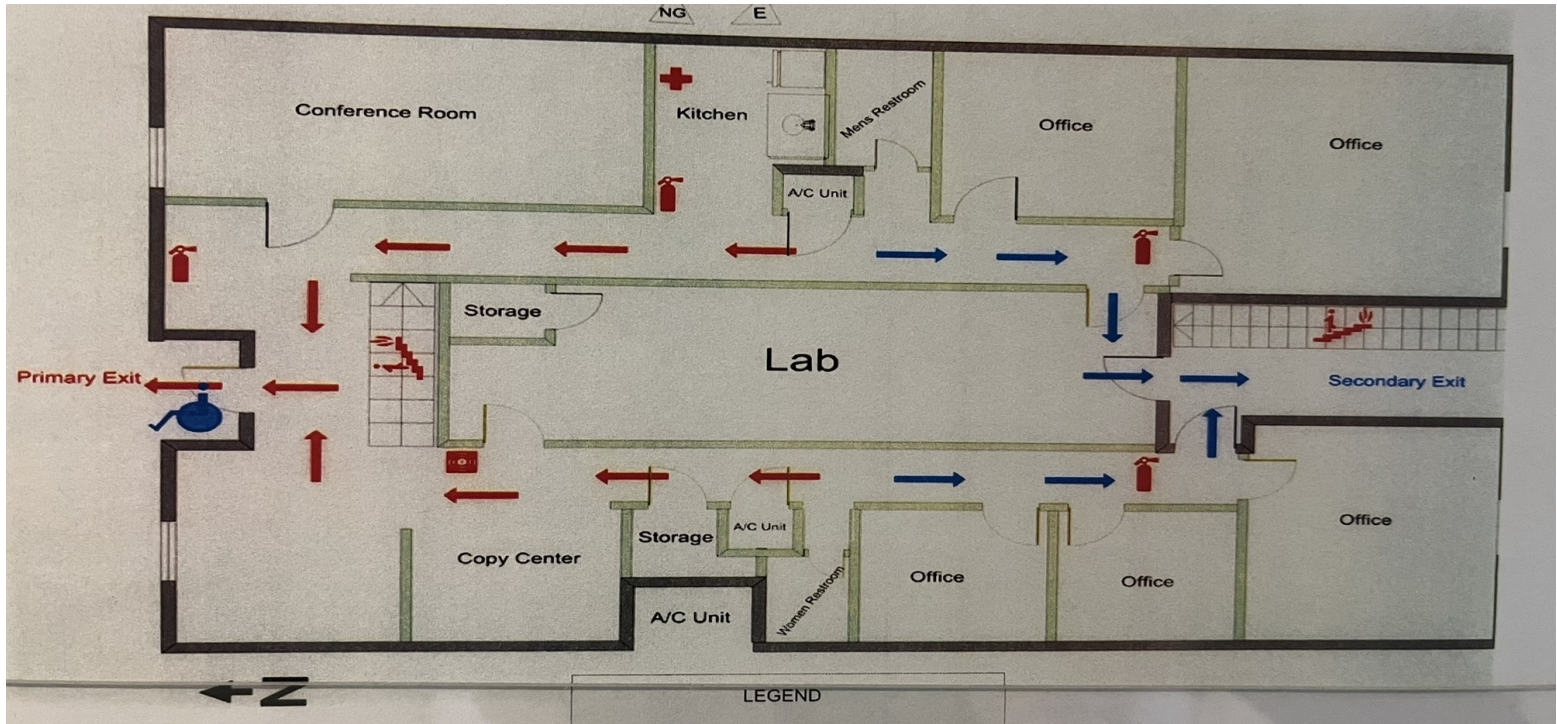


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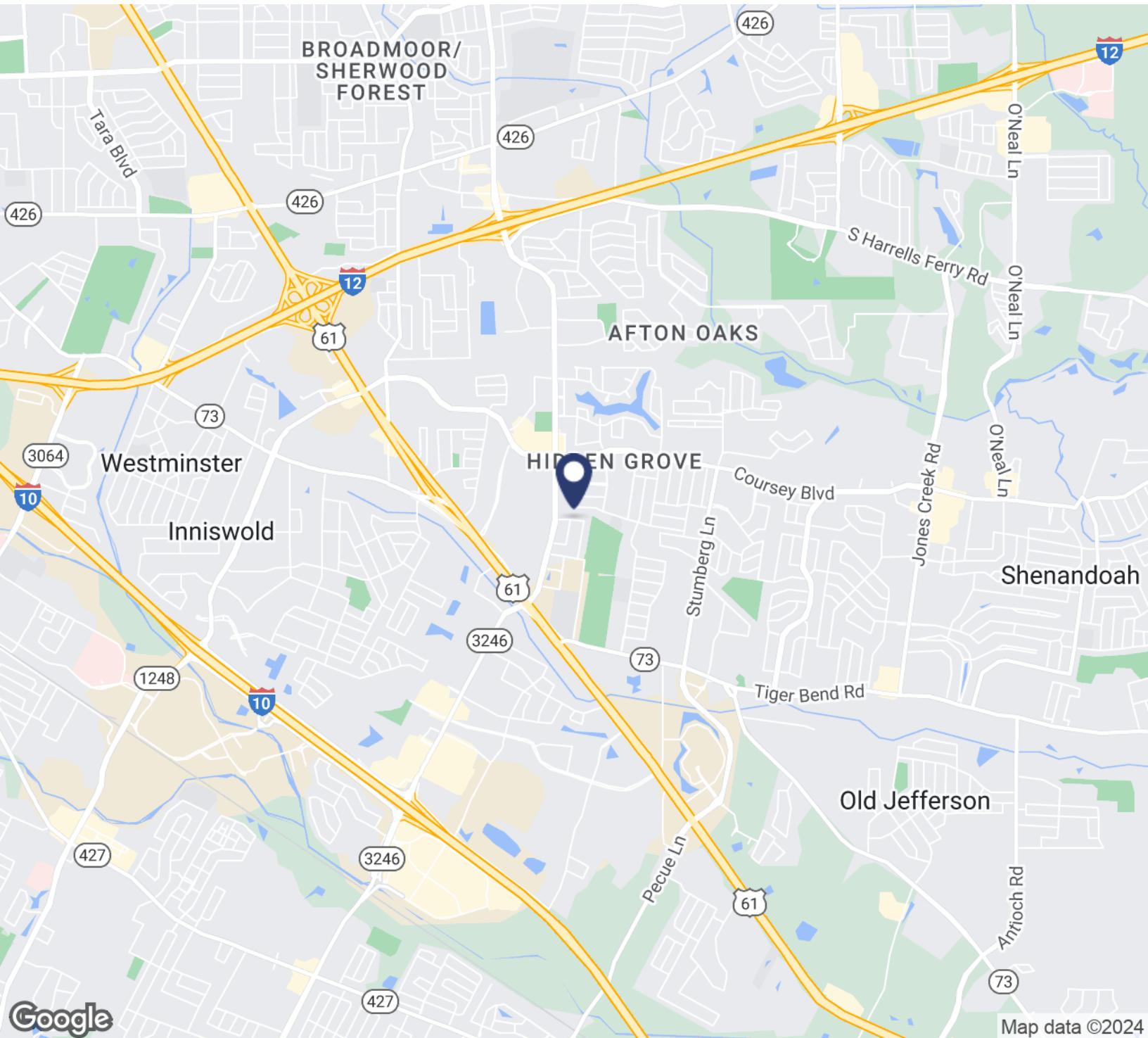
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FOR MORE INFORMATION, PLEASE CONTACT:

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