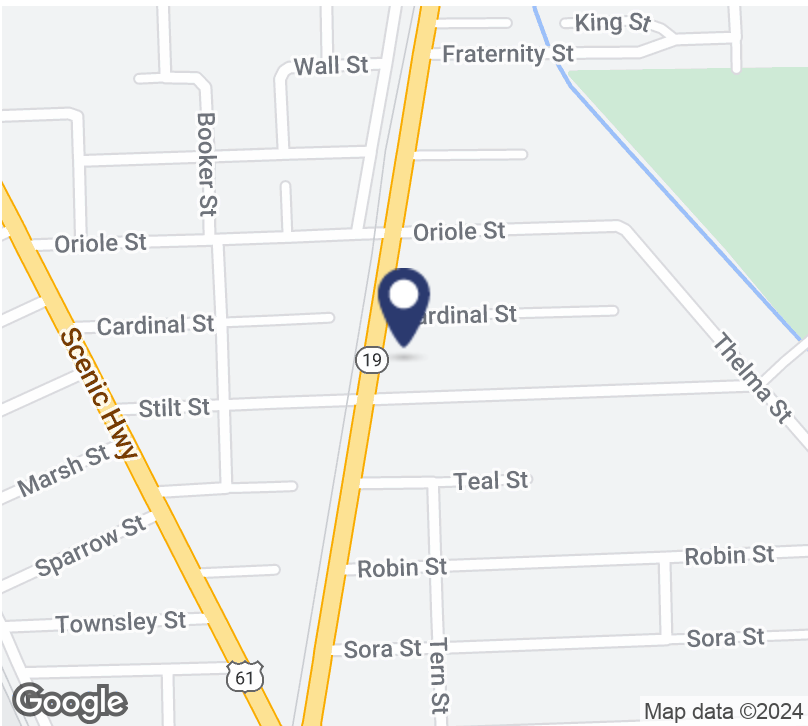


SCOTLANDVILLE BODEGA

8818 Scotland Avenue, Baton Rouge, LA 70807



SALE PRICE	\$621,000
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OFFERING SUMMARY	
Building Size:	6,400 SF
Lot Size:	0.45 Acres
Price / SF:	\$97.03
Cap Rate:	9.24%
NOI:	\$57,398
Zoning:	C-AB-1

PROPERTY OVERVIEW

Scotlandville Bodega Meat Market occupies 100% of this building located on Scotland Avenue in the center of town. The business is owned and operated by a local husband and wife and serves as a convenience store and meat market for the community, which is classified as a food desert. The lease has 15 years remaining with rent escalations every 5 years. The tenant is responsible for insurance, maintenance and utilities. Landlord pays property taxes.

LOCATION OVERVIEW

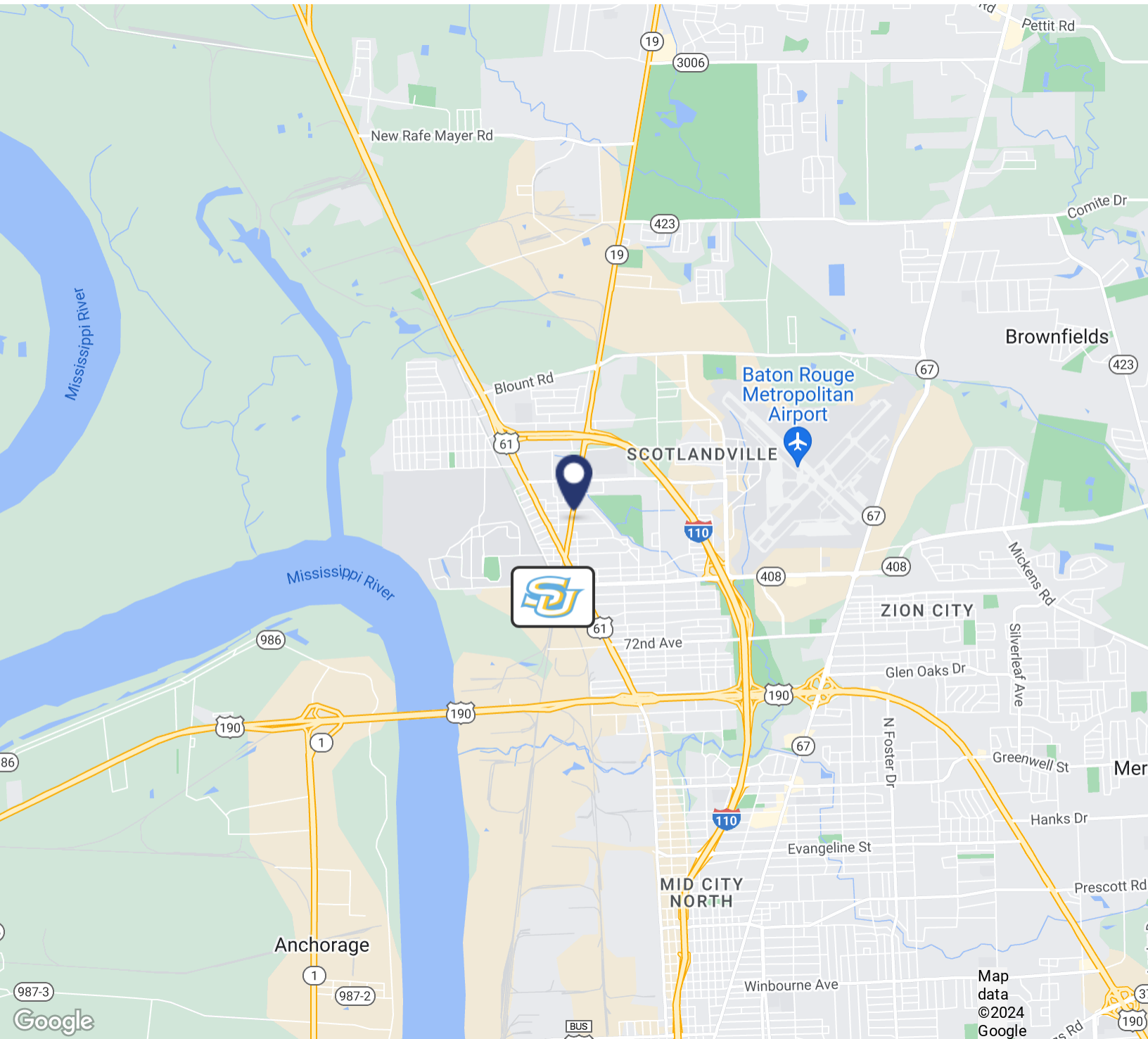
The Scotlandville Bodega Meat Market is located in the community of Scotlandville in North Baton Rouge. Its location on one of the main thoroughfares in town makes it accessible for area residents and the roughly 6,400 undergraduate students enrolled at Southern University, which is just minutes away.

PROPERTY HIGHLIGHTS

- 15-Year Lease Term
- NN Lease Structure
- Rent Escalations Every 5 Years

# SCOTLANDVILLE BODEGA

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04/18/2024