

## OFFICE FOR SALE

# MID CITY OFFICE

170 S Ardenwood Dr., Baton Rouge, LA 70806



SALE PRICE:	\$125,000
LOT SIZE:	0.31 Acres
BUILDING SIZE:	1,840 SF
BUILDING CLASS:	C
YEAR BUILT:	1980
ZONING:	B1
TRAFFIC COUNT:	46,210 CPD

### PROPERTY OVERVIEW

Previous daycare building for sale. Ample parking for retail or office use. Could be converted back to a residence. Contact Agent for additional details.

### PROPERTY FEATURES

- Zoned B1
- 1840 SF Office
- 50x245 Lot
- Paved Parking
- Centrally Located

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

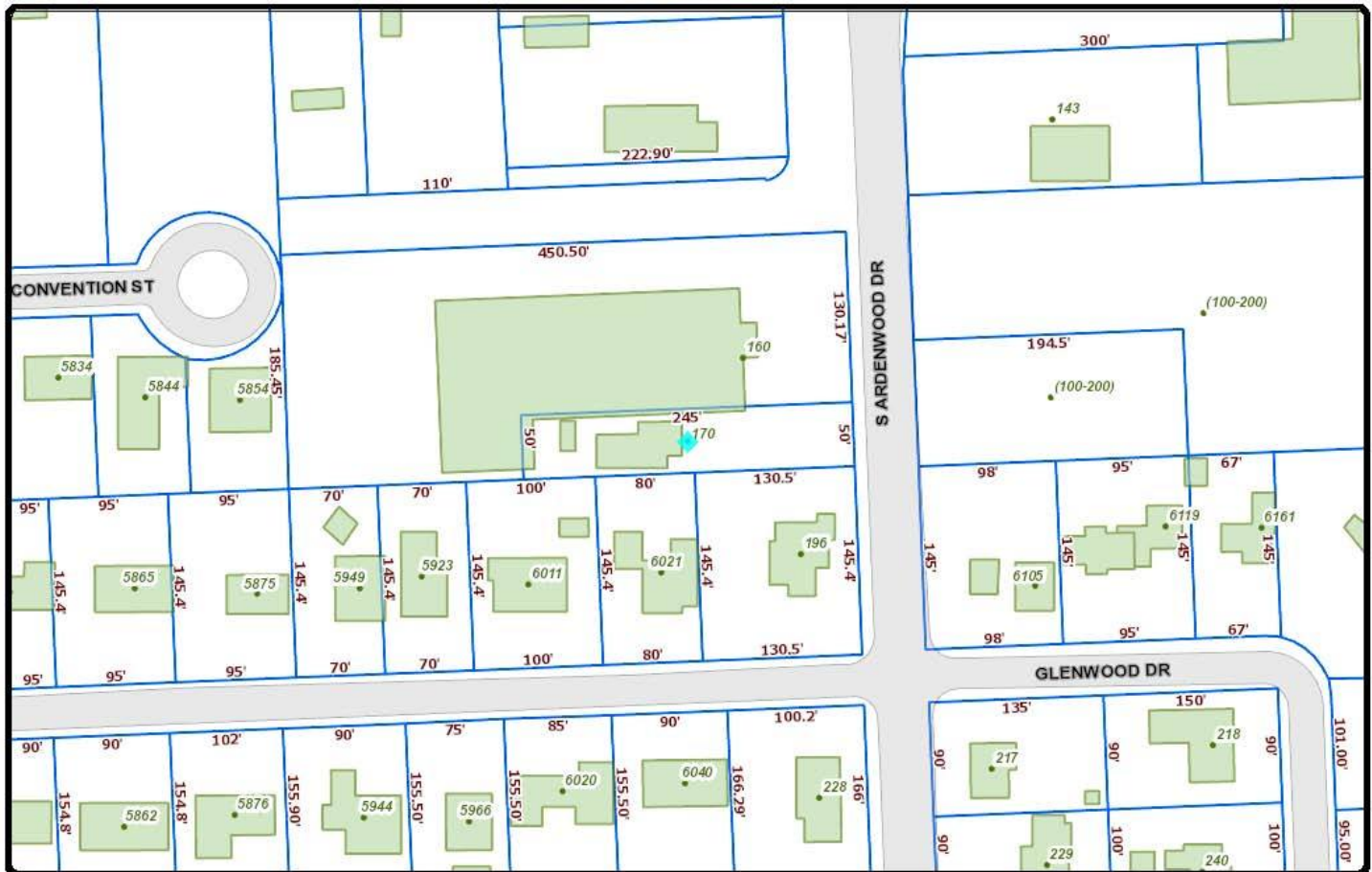
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Geoportal Map



DISCLAIMER: The Assessor's Office provides this information in good faith with no warranty and does not accept any liability arising from incorrect, incomplete or misleading information or improper use. Be advised not to rely solely on the information reflected in these maps.

November 13, 2015

1 inch = 100 feet  
0 50 100 150 200 Feet

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Last property update on 11/8/2015

## Property Information

<b>Address:</b>	170 S ARDENWOOD DR	<b>Lot ID:</b>	1030372051
<b>Business Name:</b>	ROBSON'S QUALITY CHILDCARE and LEARNING CENTER	<b>ZIP Code:</b>	70806
<b>Planning District:</b>	10	<b>Subarea:</b>	3
<b>Lot &amp; Block Map No.:</b>	37	<b>Lot Number:</b>	A-1-B-2
<b>Subdivision:</b>		<b>Filing:</b>	
<b>Block Number:</b>		<b>Acreage:</b>	0.31
<b>Zoning:</b>	<a href="#">B1 Yard Requirements</a>	<b>DOTD Number:</b>	65
<b>Existing Land Use:</b>	Commercial (C)	<b>Future Land Use:</b>	<a href="#">Residential Neighborhood (RN)</a>
<b>NAICS Code:</b>	624410	<b>Flood Zone:</b>	<a href="#">See latest FEMA Flood Maps</a>

## Census Information

<b>Census Tract:</b>	18	<b>Census Block:</b>	2	<b>Enterprise Zone:</b>	YES
				<b>Economic Development Zone:</b>	NO

## Jurisdiction Information

<b>Lot Location:</b>	Baton Rouge	<b>Urban Design District:</b>	
<b>Council District:</b>	07	<b>Urban Design Overlay District:</b>	
<b>Voting Precinct:</b>	1-57	<b>Redevelopment District:</b>	
<b>School District:</b>	EBR-5	<b>Police District:</b>	<a href="#">2B-1</a>
<b>LA House of Representative:</b>	61	<b>Fire District:</b>	Baton Rouge City Fire
<b>LA Senate:</b>	14	<b>Industrial Area:</b>	No
<b>DPW Maintenance Lot:</b>	SOUTH	<b>Garbage Service:</b>	TUESDAY and FRIDAY
<b>Mosquito Control:</b>	C-59	<b>Trash Service:</b>	FRIDAY
<b>Recycle Service:</b>	FRIDAY		
<b>Historic District:</b>			
<b>Historic Landmark:</b>			

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## Louisiana Flood Map

### 170 s ardenwood 70806



## Visible Layers

Effective FIRM (06/19/2012)

Bing Hybrid

## Point Coordinates

Point#	Lat., Long.
1	30.4494, -91.1279

Flood information in this table is from the: Effective FIRM (06/19/2012)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS("13)*
1	22033C0235E 5/2/2008	X	out	54.2	91-99 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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