

# WELL MAINTAINED FIRST CLASS HISTORIC OFFICE BUILDING



## OFFERING SUMMARY

Sale Price:	\$225,000   \$29.25/SF
Lot Size:	0.12 Acres
Building Size:	7,692
Zoning:	C3
Price / SF:	\$29.25



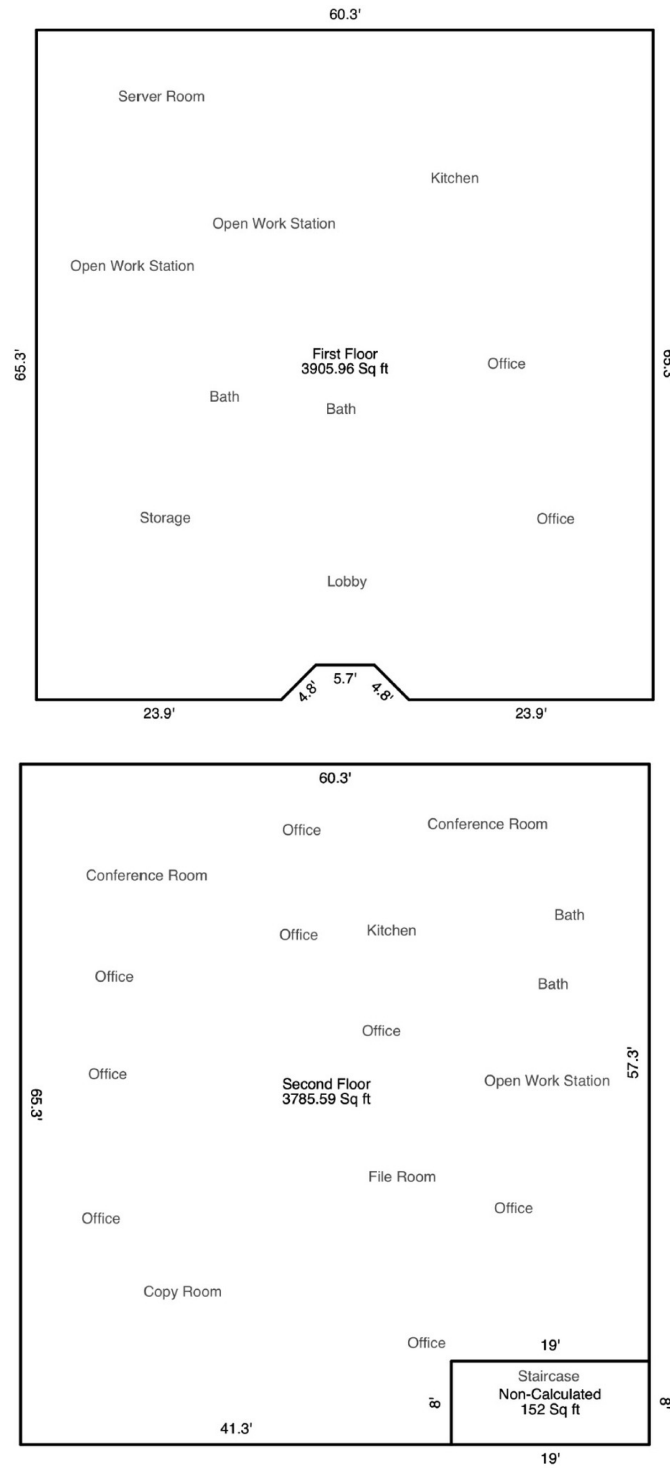
## PROPERTY OVERVIEW

Two story historic office building available in downtown St Martinville. Property is located on South Main St across from the Post Office. Current use is a bank operations office. Very well maintained and functional floor plans.

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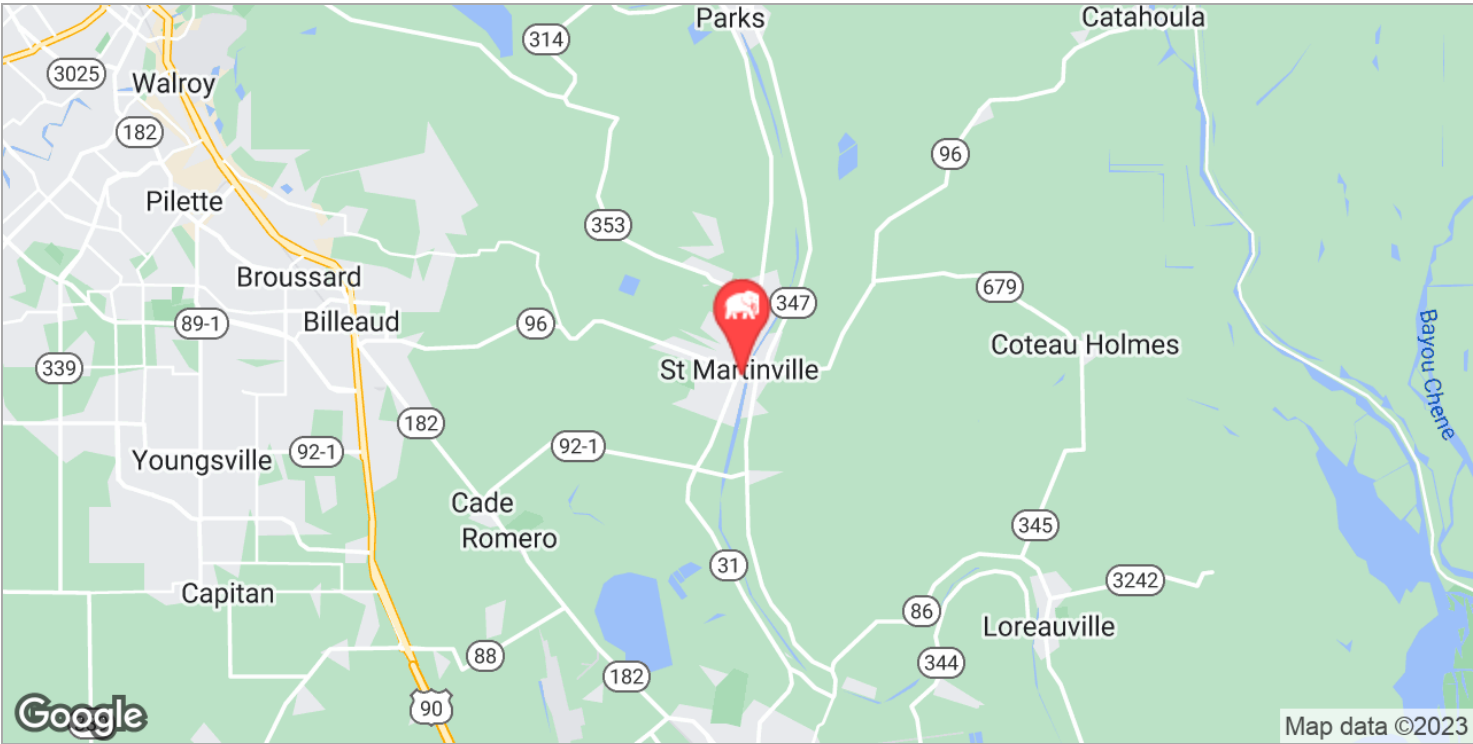


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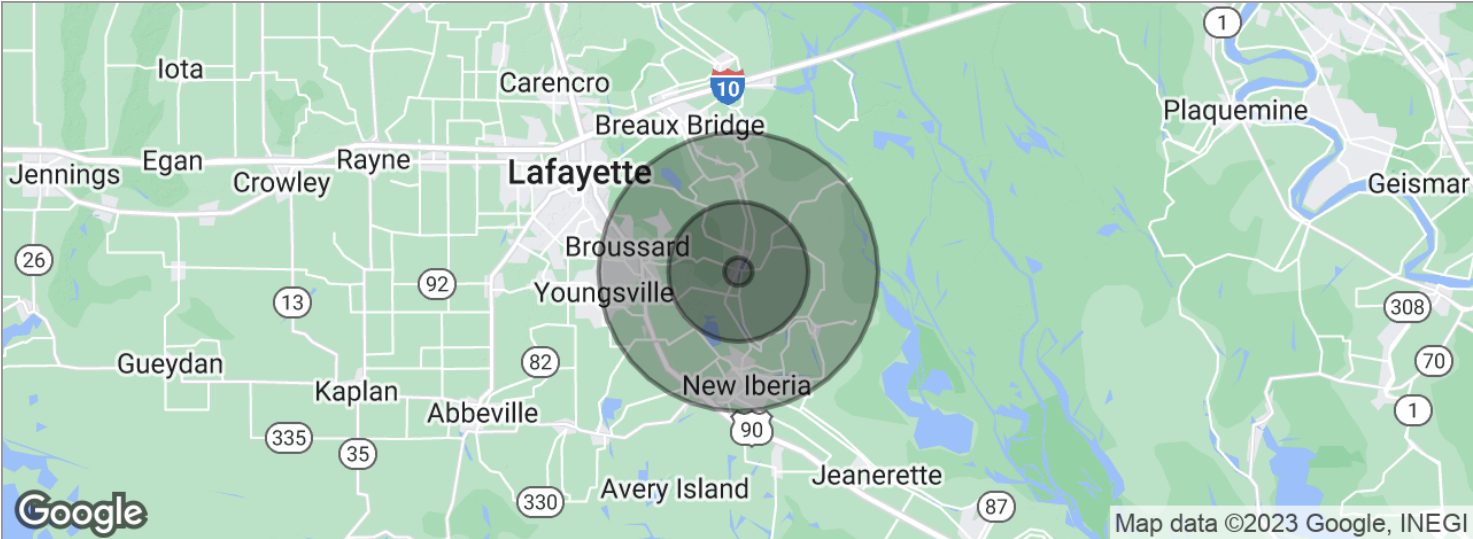


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	487	11,021	85,844
Median age	35.9	35.8	35.3
Median age (Male)	36.4	35.6	34.4
Median age (Female)	38.5	38.7	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	174	3,998	31,752
# of persons per HH	2.8	2.8	2.7
Average HH income	\$49,655	\$51,047	\$57,337
Average house value	\$106,421	\$104,872	\$144,074

\* Demographic data derived from 2020 ACS - US Census