

# OFFICE/WAREHOUSE WITH FENCED YARD SPACE



## OFFERING SUMMARY

Sale Price:	\$119,000   \$13.22/SF
Lot Size:	0.76 Acres
Building Size:	+/- 9,000 SF
Renovated:	2001
Zoning:	M-1, A4
Price / SF:	\$13.22

## PROPERTY OVERVIEW

Property is being offered for sale only and could be purchased with the adjacent property.

Includes fenced and partially stabilized yard space.

## PROPERTY HIGHLIGHTS

- Property is adjacent to the former Louisiana Creamery Building, which is also for sale (or lease).
- Property is being offered for sale only on an AS-IS basis.
- This property sits on five (5) lots, four of which are zoned M-1, and one of which is zoned A4.



## OFFICE/WAREHOUSE WITH FENCED YARD SPACE



Mathew Laborde, CCIM (C) 337.326.1368



**ELIFIN**

800.895.9329 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

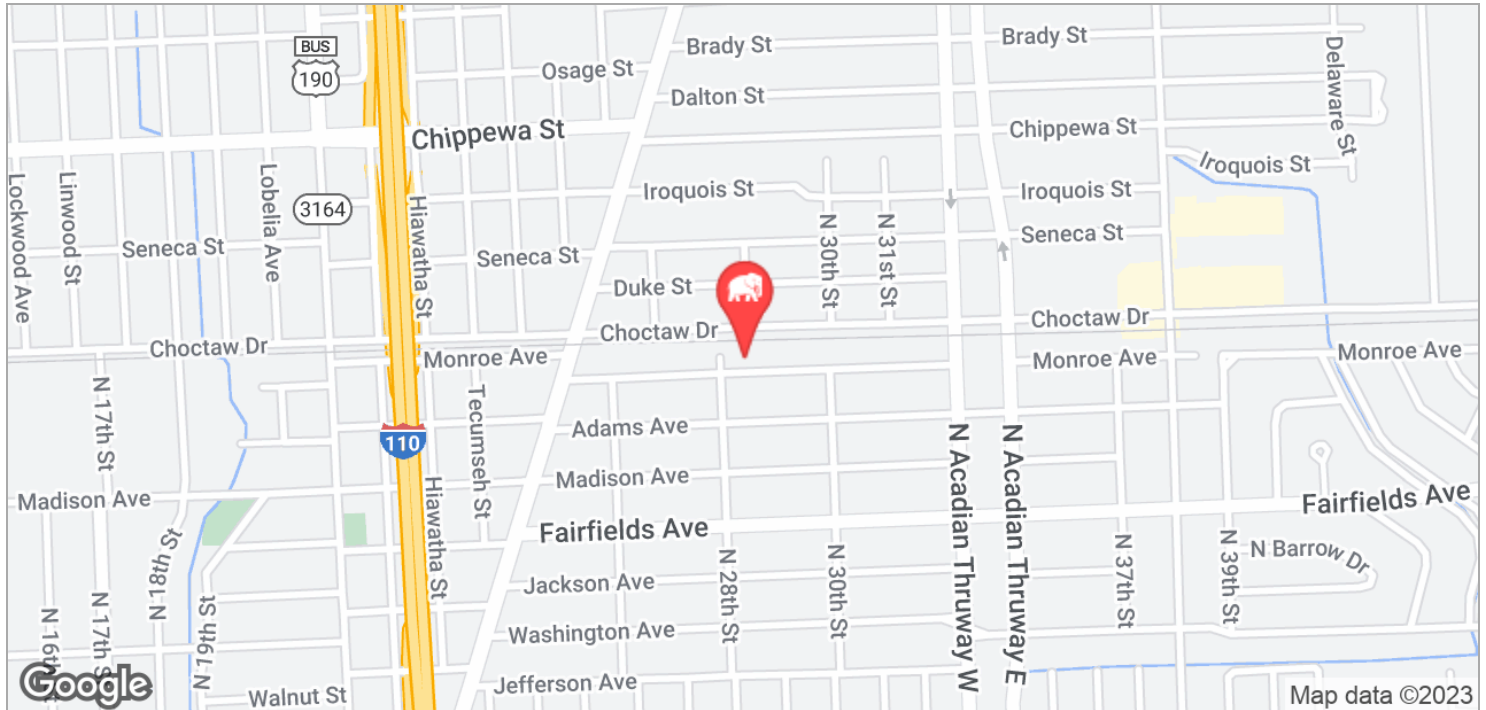
P. 2

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

October 05, 2023



# OFFICE/WAREHOUSE WITH FENCED YARD SPACE



Mathew Laborde, CCIM (C) 337.326.1368



**ELIFIN**

800.895.9329 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.