

1414 JASPER AVENUE

BATON ROUGE, LA 70810

Donato Mucciacciaro

Senior Advisor

O: 225.367.1515 x112

donato.mucciacciaro@svn.com

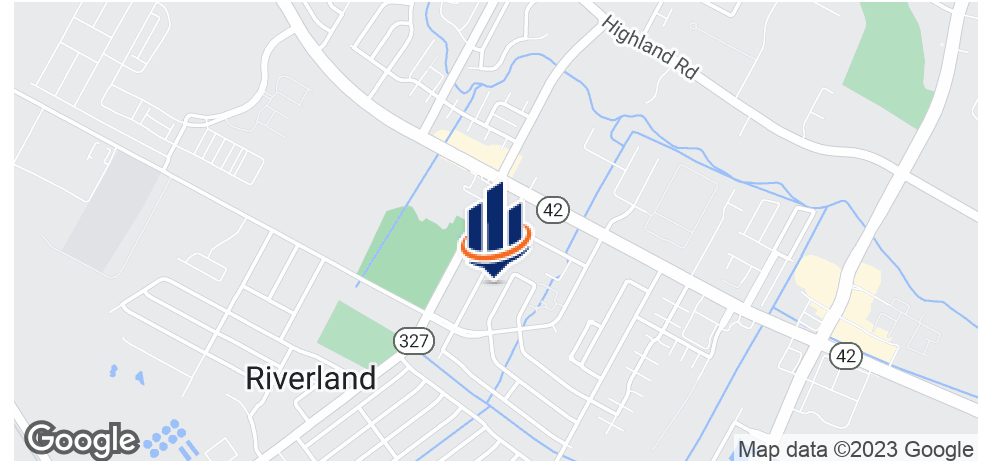
Troy Burton

Senior Advisor

O: 225.367.1515 x113

troy.burton@svn.com

Property Summary



OFFERING SUMMARY

Sale Price: \$125,000

Number Of Units: 4

Lot Size: 8,400 SF

Building Size: 4,398 SF

Price / SF: \$28.42

PROPERTY OVERVIEW

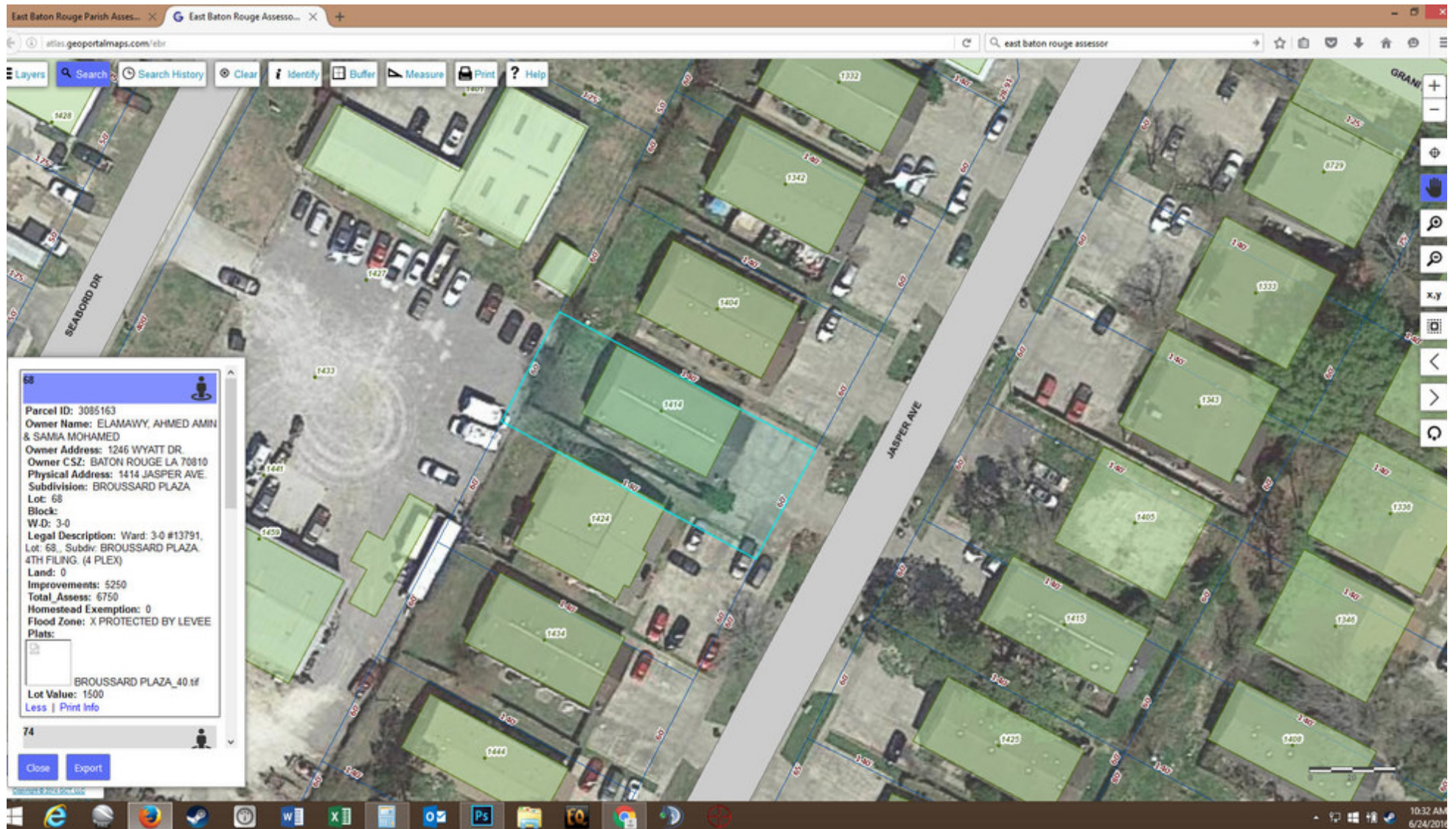
Multifamily residential building with 4, 2 bedroom 1.5 bathroom units available for sale in the Gardere area. Building needs work, but is equipped with a new 30 year roof.

Great opportunity for entry level or seasoned commercial real estate investor to obtain a high rate of return with low start up capital. Neighborhood rent for comparable units are in the \$700-\$900/month range.

PROPERTY HIGHLIGHTS

- 4, 2 bedroom 1.5 bathroom units
- Located near Burbank Drive
- Walking distance to city bus route

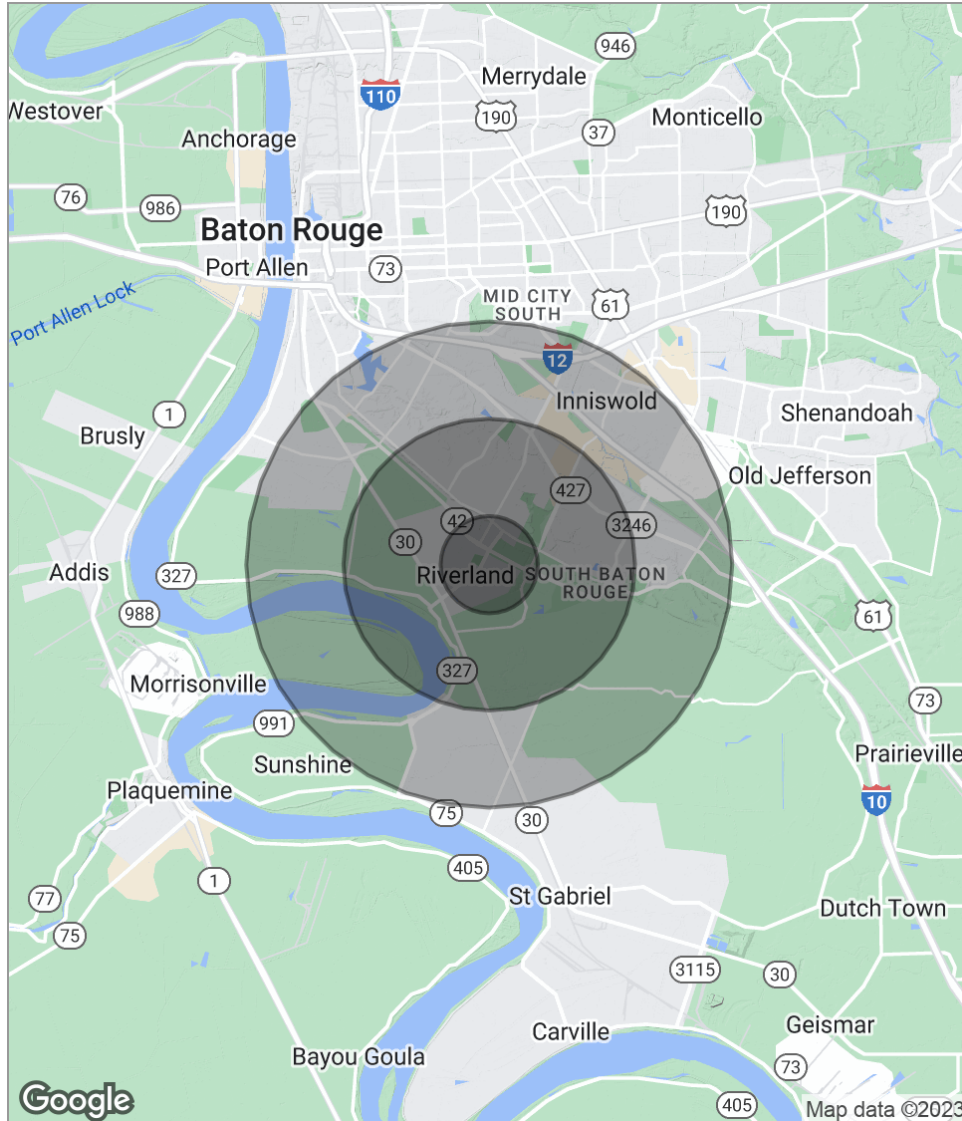
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,574	39,435	94,644
Median age	25.7	34.8	34.2
Median age [Male]	23.8	32.6	32.2
Median age [Female]	27.2	37.3	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,120	15,617	37,996
# of persons per HH	2.7	2.5	2.5
Average HH income	\$55,258	\$90,505	\$89,610
Average house value	\$279,176	\$318,984	\$313,304

* Demographic data derived from 2020 ACS - US Census