

# 416, 420 Mississippi Street



**Turnkey Mixed-Use Investment with Hotel, Restaurant, & Event Venue**

# Property Summary

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Sale Price	\$3,300,000
Square Footage	±25,202 SF

- **Now available for sale**, 416-420 Mississippi St is a fully operational mixed-use property consisting of two buildings with multiple income streams.
- The property includes The Inn on the River (a 16-room hotel), Gaston’s BBQ & Beer restaurant, The Columns on the River event hall, and four 1-bedroom apartments. All four business components are actively generating revenue with established sales and contracts.
- All furniture, fixtures, and equipment (FF&E) are included in the sale. Financials are available upon request.
- This corner property is strategically positioned near existing and upcoming large industrial developments, with nearby amenities including Grapevine Café & Gallery, Crescent Park, Ascension Parish Library, and NOËL Family Distillery.
- The region continues to attract large-scale investment, including a newly announced \$5.8B Hyundai Steel facility in Donaldsonville, CF Industries’ ongoing \$75M upgrade, the planned Ascension Clean Energy plant on a ±1,700-acre site near Modeste, and the rapidly developing new West Bank Industrial Area.



# Property Information

## LOCATION INFORMATION

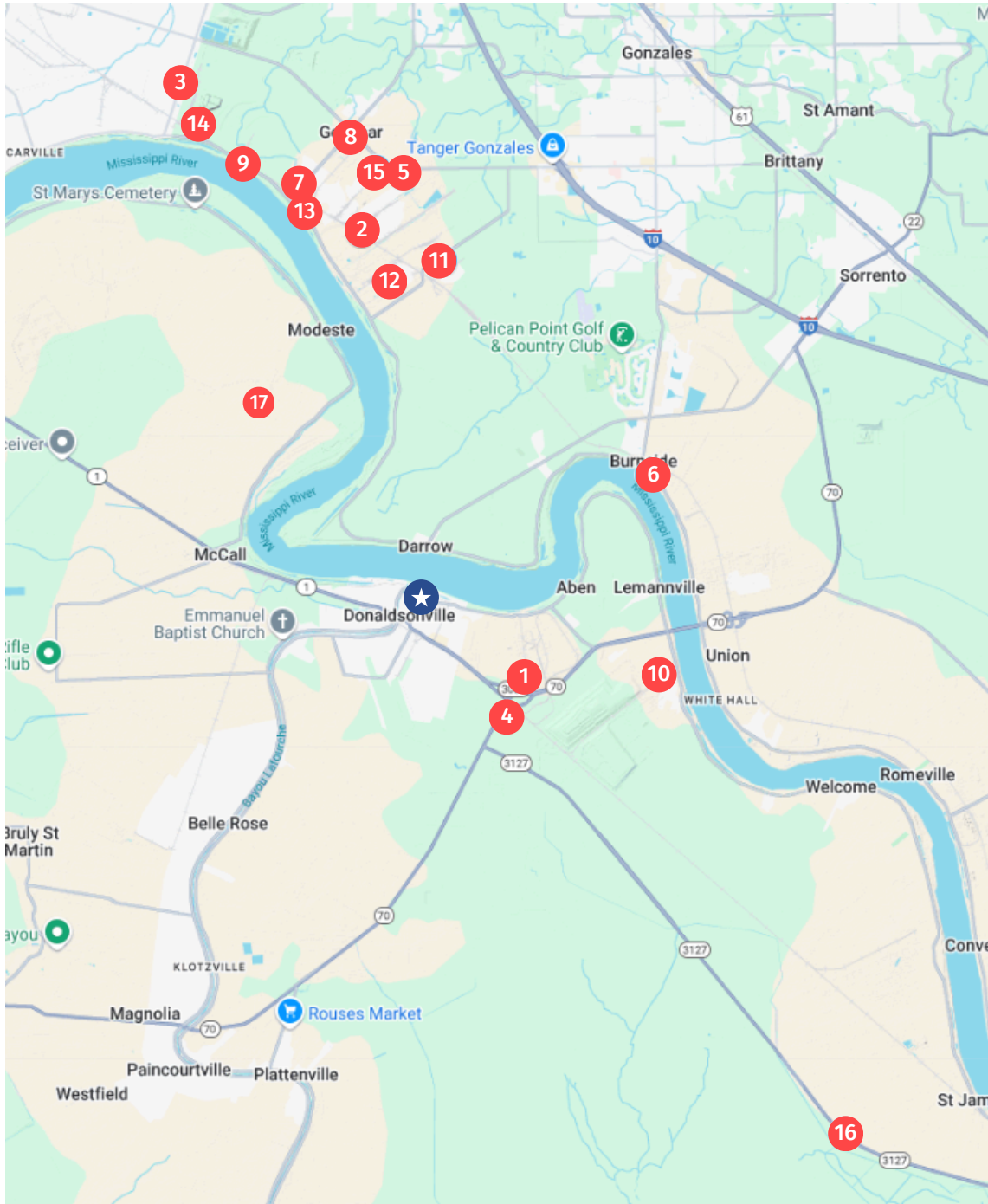
Street Address	416-420 Mississippi St
County	Ascension Parish
Market	LA - Baton Rouge MSA
Nearest Intersection	Mississippi St and Lessard St
Side of Street	Southwest
Nearest Highway	Mississippi St (LA 18)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Building Size	±25,202 SF
Zoning	C-2 - General Commercial
APN #	758800
Lot Frontage	±159 ft
Parking Type	Surface
Free Standing	Yes
Number of Buildings	2
Number of Floors	2

# Area Economic Drivers

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**Located in the heart of Louisiana's booming Chemical Corridor,** Donaldsonville is surrounded by major industrial facilities, including CF Industries, BASF, and Shell. The region continues to attract large-scale investment, including a newly announced \$5.8B Hyundai Steel facility in Donaldsonville, and CF Industries' ongoing \$75M upgrade.

With over a dozen industrial sites within a short drive and limited hospitality options in the immediate area, this market presents **steady year-round demand for lodging and dining from a rotating workforce of plant employees, turnaround crews, and traveling contractors.**

## ★ SUBJECT PROPERTY

- 1 CF Industries
- 2 BASF
- 3 NOVA Chemicals Olefins
- 4 Gaubert Oil Company
- 5 Air Liquide
- 6 Impala
- 7 Methanex
- 8 Westlake
- 9 Crosstex
- 10 Gulf Sulphur
- 11 OxyChem
- 12 Shell Plant
- 13 Hexion
- 14 Honeywell
- 15 Reagent Chemical
- 16 Koch Methanol
- 17 Hyundai Steel

# Interior Photos – Hotel

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416, 420 Mississippi St, Donaldsonville, LA 70346

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# Interior Photos – Restaurant & Event Hall

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# Exterior Photos

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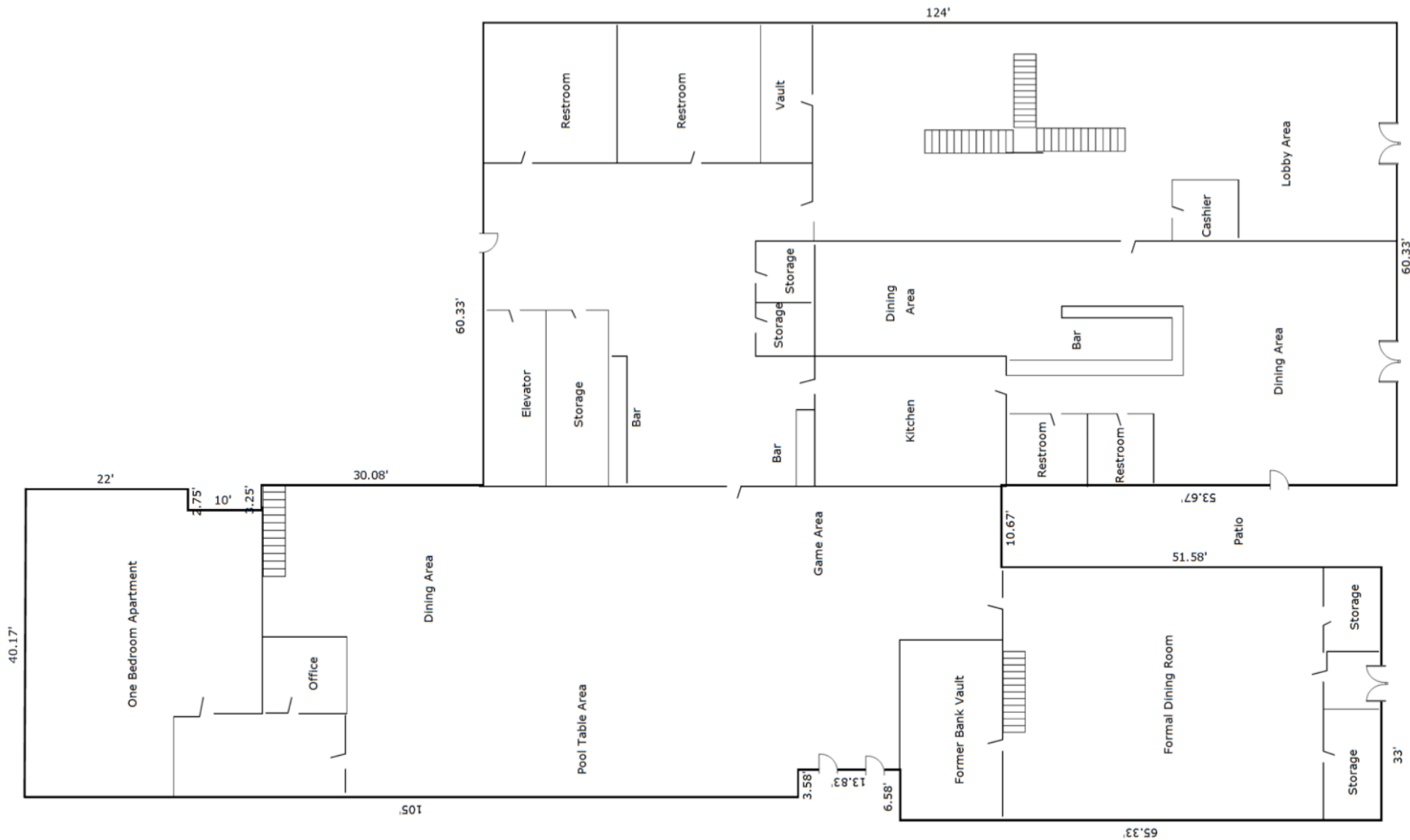
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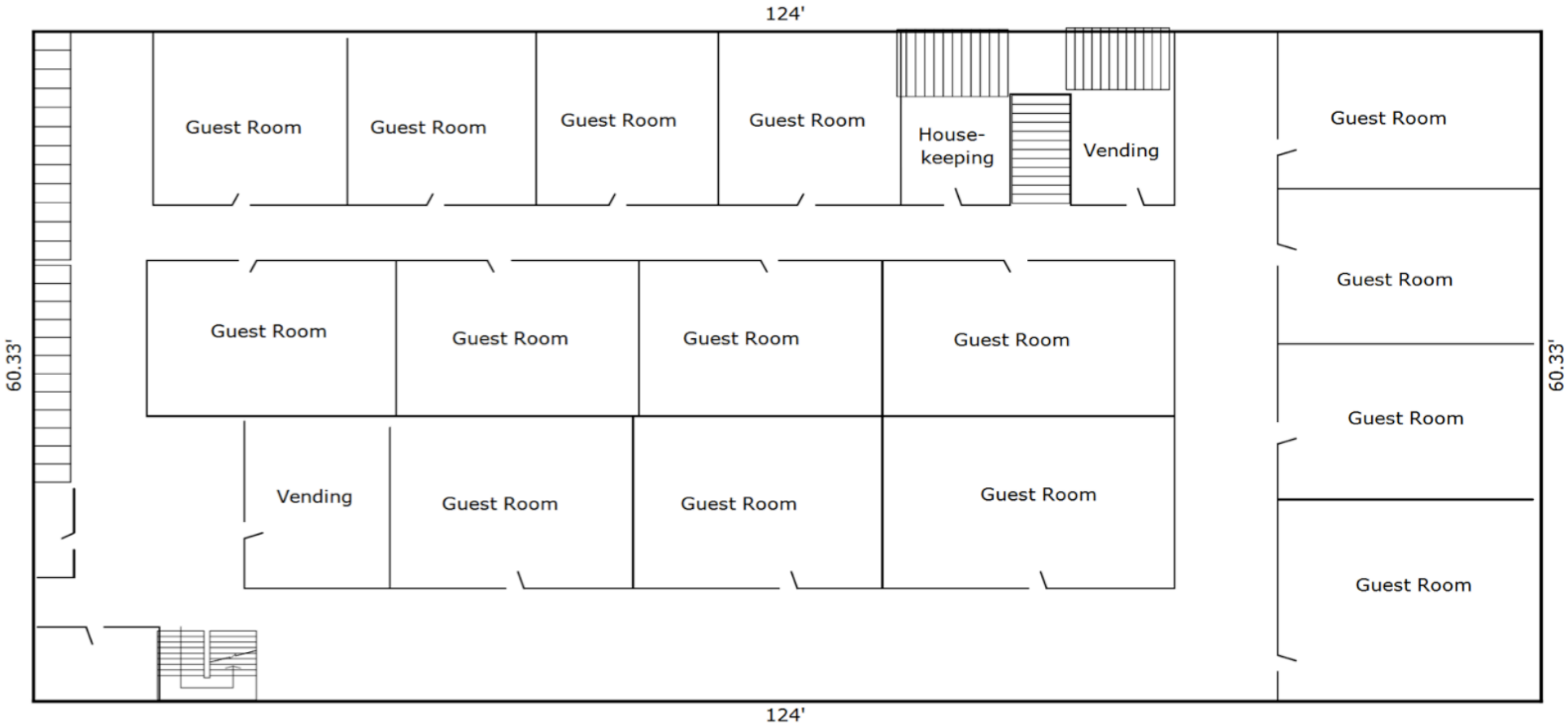
# Floor Plans - 1st Floor

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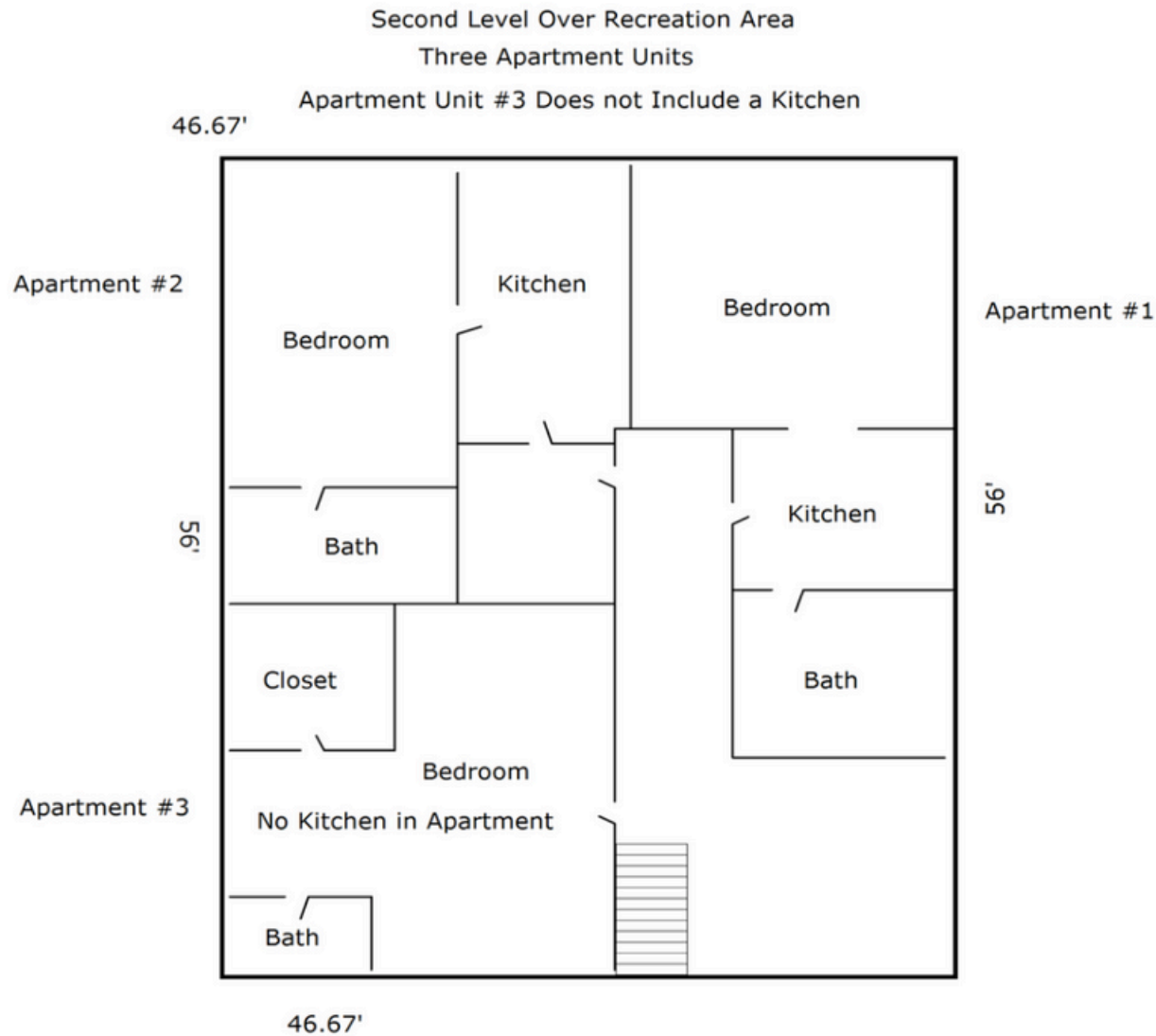
# Floor Plans - 2nd Floor

Second Level 15 Hotel Rooms



# Floor Plans - 2nd Floor

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## The Inn on the River

The Inn on the River brings boutique hospitality back to Historic Donaldsonville, Louisiana, offering a unique stay in a beautifully restored 1911 brick building. This 16-room hotel blends historic charm with modern comforts, featuring single queen, double queen, and deluxe king or queen rooms. Located in the heart of Louisiana's River Road Plantation Country, the hotel is close to Oak Alley, Laura, and Whitney Plantations, while also providing easy access to the booming industrial corridor of Ascension, Iberville, and St. James Parishes.



## Gaston's BBQ & Beer Restaurant

Gaston's BBQ & Beer brings Southern BBQ and breakfast to the heart of Historic Donaldsonville. Serving slow-smoked barbecue, classic Southern sides, and all-day Sunday breakfast alongside cold beer and handcrafted cocktails, the restaurant focuses on quality and quick service. Gaston's is the perfect spot for family dinners, casual drinks, or a quick lunch to-go. Whether you're craving tender brisket, savory pulled pork, or a hearty Southern breakfast, Gaston's delivers bold flavors with warm hospitality—where every meal is served with passion and purpose.



## The Columns on the River Event Hall

The Columns on the River is a beautifully restored event venue in the heart of Historic Donaldsonville, Louisiana. Once home to the Bank of Ascension, this landmark has been transformed into an elegant yet affordable space for weddings, corporate events, and special occasions. With grand columns and a picturesque riverfront setting, the venue offers a timeless backdrop for unforgettable gatherings.



C-2 - GENERAL COMMERCIAL

416, 420 Mississippi St, Donaldsonville, LA 70346

Points

Flood Insurance Study Text

Pt. 1 (30.1058, -90.9864)

Community: Donaldsonville


Effective FIRM (Effective: 8/16/2007)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22005C0225E  
FIRM Panel Date: 8/16/2007


Ground Elevation<sup>1</sup>: 23.3 ft

Community Info



What Does This Mean?

Clear Points





education purposes. [Flood Event Resources](#)

FLOOD ZONE X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

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# Broker Contact



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Baton Rouge, LA 70801

### **Greater New Orleans, LA**

3340 Severn Ave, Suite 115  
Metairie, LA 70002

### **Greater Lafayette, LA**

606 Lee Ave  
Lafayette, LA 70501

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