

Industrial Site For Sale

524 N Foster Dr., Baton Rouge, LA 70806

PROPERTY SUMMARY



Property Description

524 N. Foster Drive is a 2 building industrial site for sale. The subject property is located north of Florida Blvd and south of North Street. The south building is approximately 4,658 SF with an office and 8 drive in bays. The north building is approximately 5,605 SF with 5 bays. Additionally, there is a 30' x 33' steel framed overhang canopy in between the north and south buildings. Existing Tenant is on a month to month lease and paying \$1,800 per month. The office portion of the building is currently vacant.

Property Highlights

- Zoned M1
- Flood Zone X
- 13 total drive in bays
- 0.77 acre lot
- Property Taxes (2026): \$3,005.07

Cade Bogan

225.333.9807
cbogan@beaubox.com

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Offering Summary

Sale Price:	\$225,000
Lot Size:	33,750 SF
Building Size:	10,263 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,961	34,616	76,416
Total Population	11,116	78,966	183,873
Average HH Income	\$59,756	\$67,377	\$71,014



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SITE PHOTO



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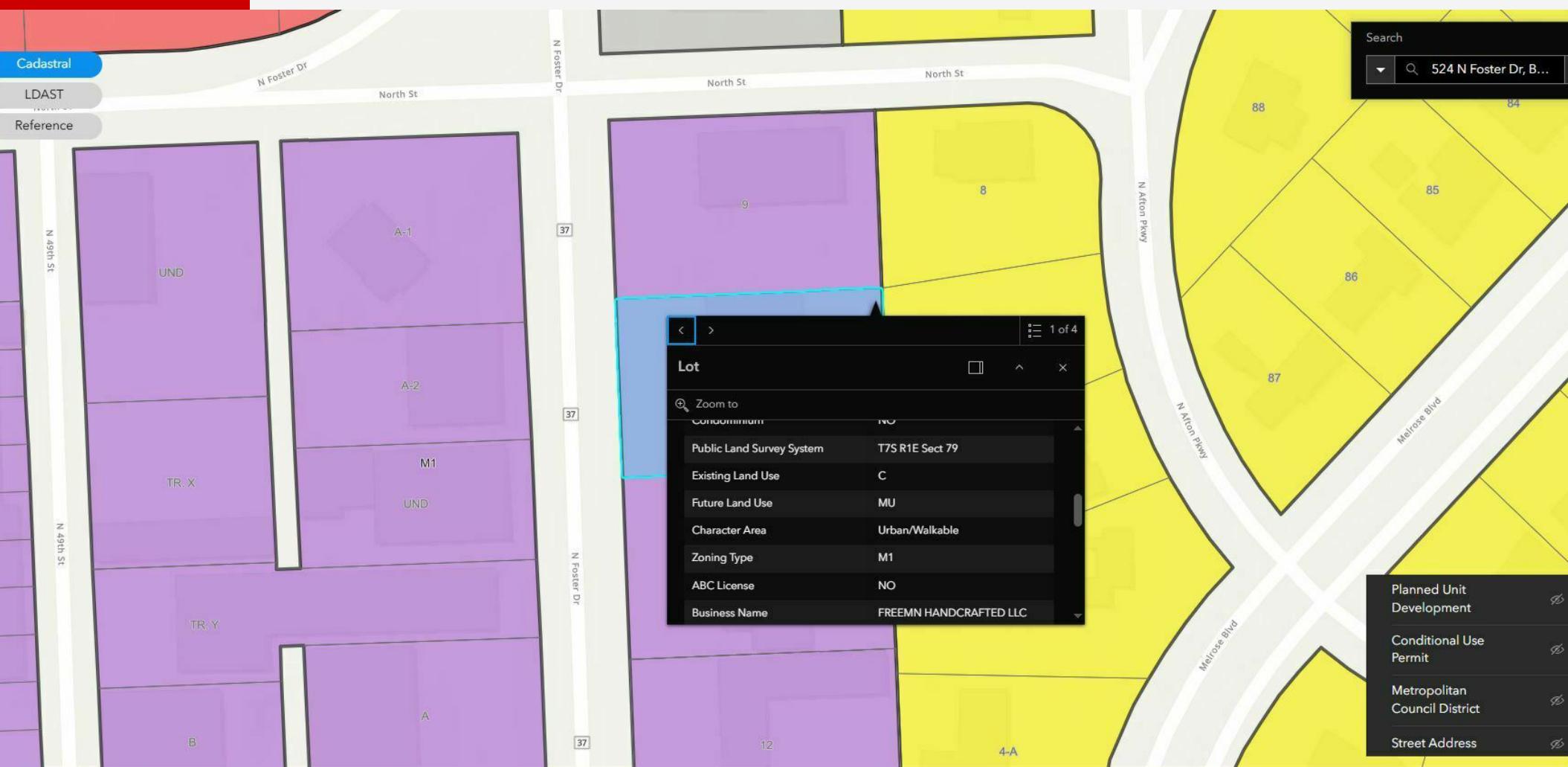
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ZONING MAP (M1)



Planning and Land Development

Cadastral Map

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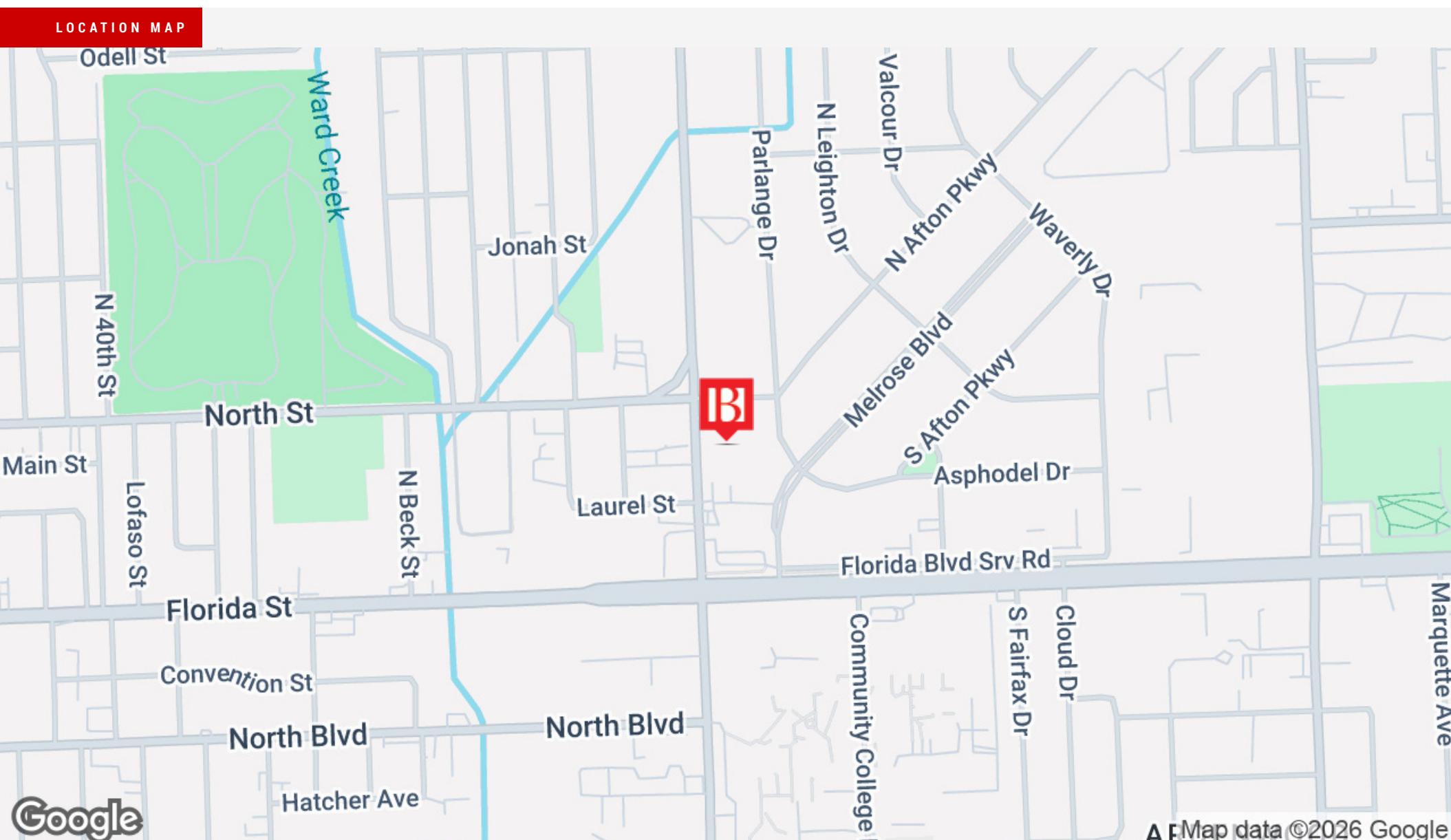
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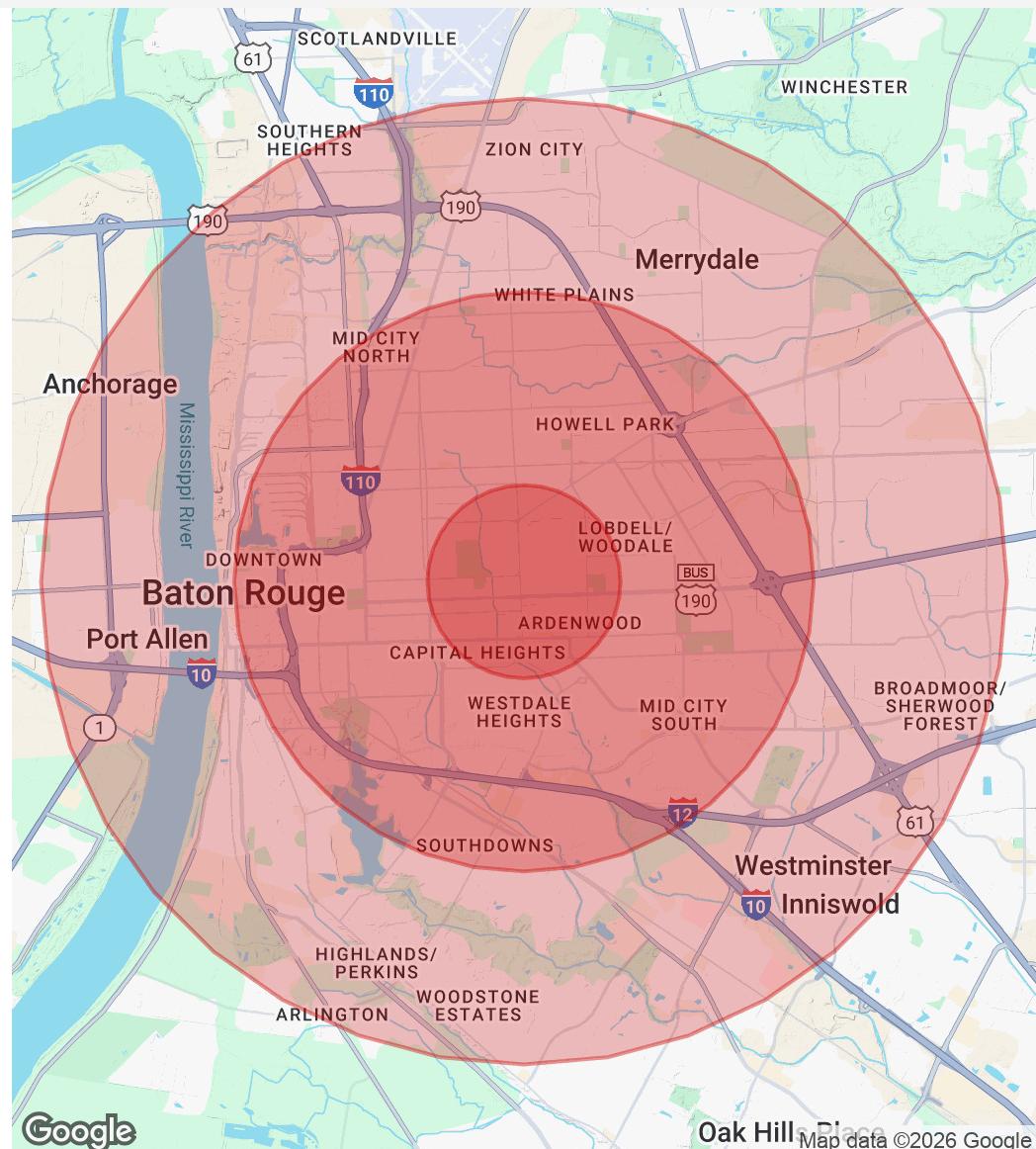
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	11,116	78,966	183,873
Average Age	40	40	38
Average Age (Male)	38	38	37
Average Age (Female)	41	41	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,961	34,616	76,416
# Of Persons Per HH	2.2	2.3	2.4
Average HH Income	\$59,756	\$67,377	\$71,014
Average House Value	\$220,217	\$282,476	\$289,239

Demographics data derived from AlphaMap



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