

Price
Reduced!



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

UNIQUE MID-CITY WORKSPACE NEAR DOWNTOWN

630 NORTH 18TH STREET, BATON ROUGE, LA 70802

FOR SALE

2,500 SF

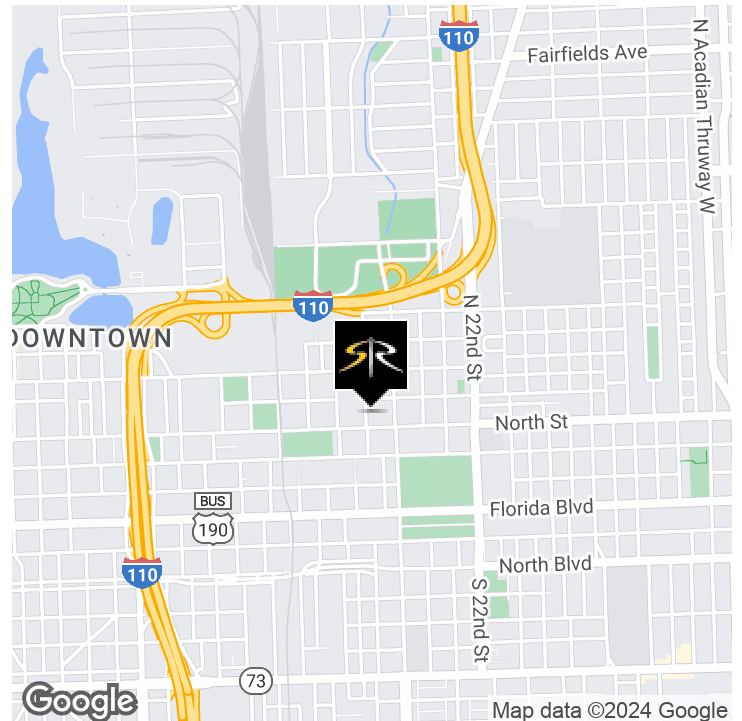


OFFERING SUMMARY

REDUCED Sale Price:	\$149,900	\$175,000
Building Size:	2,500 SF	
Lot Size:	18,321 SF	

PROPERTY HIGHLIGHTS

- Unique Creative Space in Downtown Baton Rouge!
- Perfect for Gathering Space, Work-Shop, Storage, Event Space, Landscaping, Staging, Church, Non-profit, Condos, Construction Company, Coffee Shop, Office, Retail, etc.
- 2,500 SF Partially Completed Commercial Workspace on 18,321 SF Lot: (Approx 110' x 167')
- Building Footprint 2,497 SF (13.6%)
- Green Space 10,994 SF (60.0%)
- Parking 4,830 SF (26.4%)
- Standard Parking Space: 3, - HDCP Parking Space: 1
- Double Side Hinged Door
- *Permitting* Plans Attached



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
(D)225.930.6256 | (C)225.328.1778
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809,
225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.

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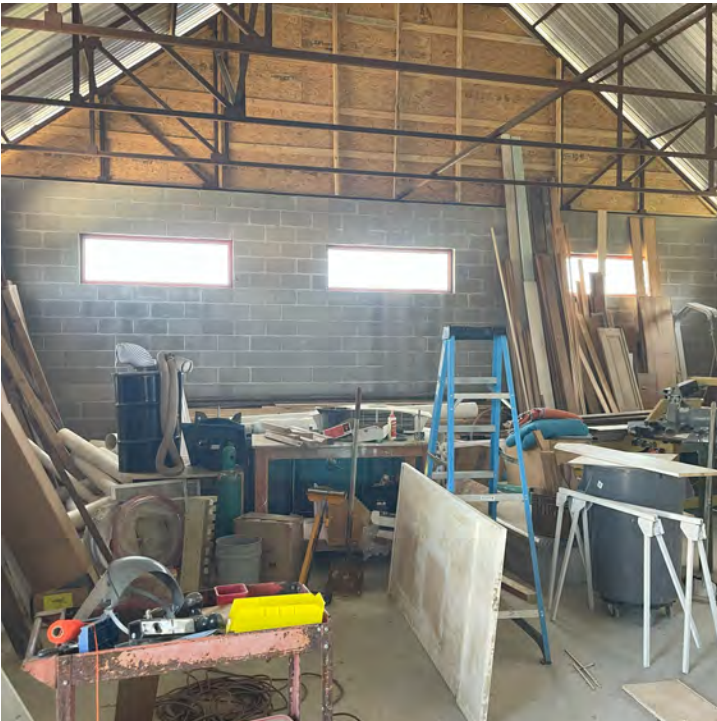
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NOTES:

- 1) SEE THIS SET ALL DIMENSIONS & ROOMS @ 8/11
- 2) SEE TOP OF WALLS @ 10'0"
- 3) BOARD BEAM # 1 (1) BE REBAR CONTINUOUS @ 4"0" - 8"0" @ 10'0"
- 4) ADD (1) #8 REBAR 1/2"0" LONG ABOVE EACH DOOR
- 5) FULL WALL BEARDS ABOVE ALL DOORS AND WINDOWS
- 6) ADD (1) #8 REBAR TO TOP BRICK BEAM @ 10'0" ABOVE CANTILEVER WINDOW
- 7) ADD #4 CORNER BAR TO TOP BRICK BEAM @ 10'0" ABOVE CANTILEVER WINDOW

FOR PERMITS NOT FOR CONSTRUCTION

ACADIAN STRUCTURAL SOLUTIONS, INC.
5182 ALLEN RD. SUITE 111, L.A. 70802
PHONE: (504) 885-5796 FAX: (504) 885-4123
PLANS@ACADIAN.COM

MAXWELL BUILDERS
604 N. 18th STREET
BATON ROUGE, LOUISIANA

DATE: _____

SHEET PT-5 OF PT-6

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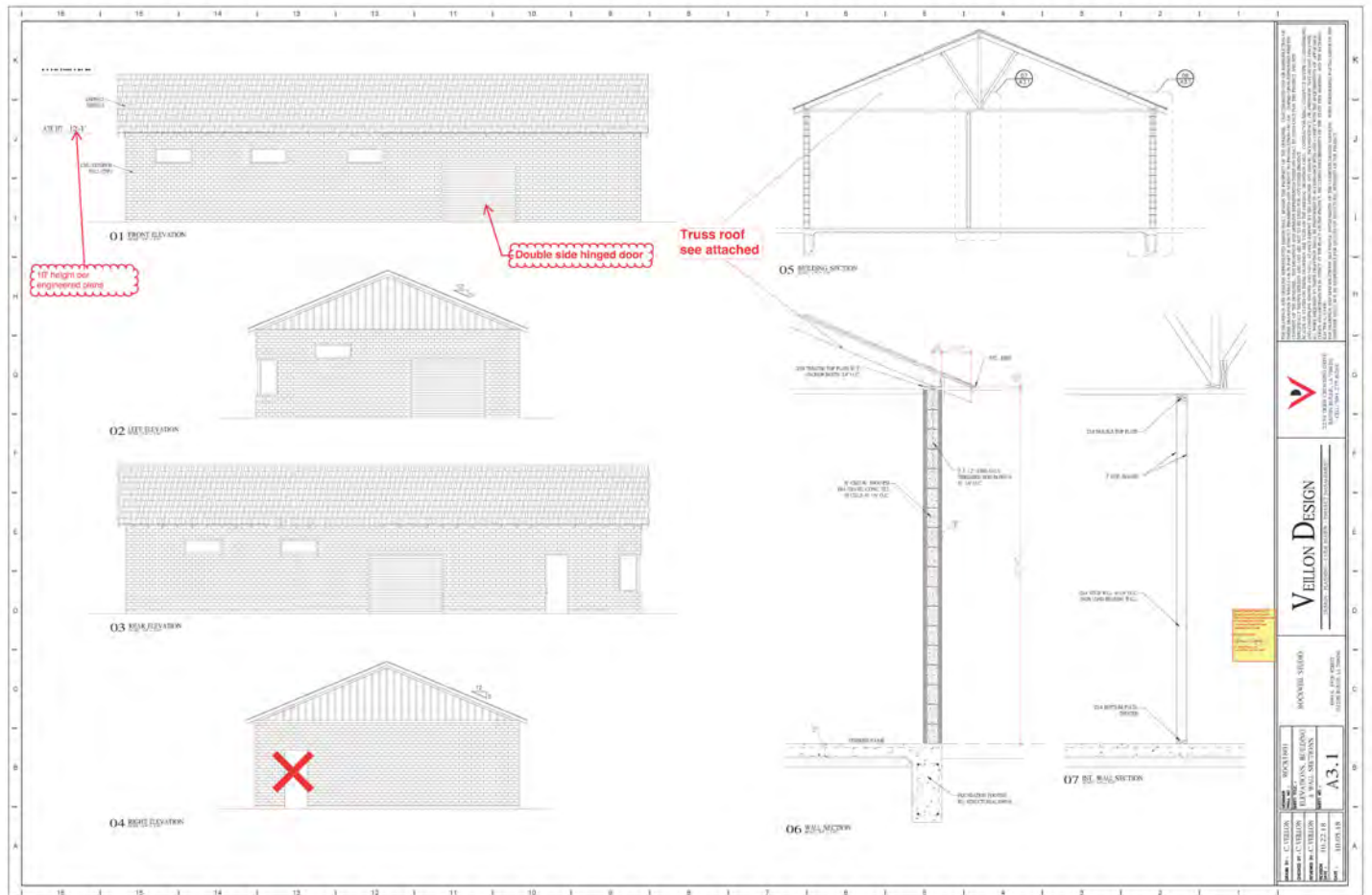
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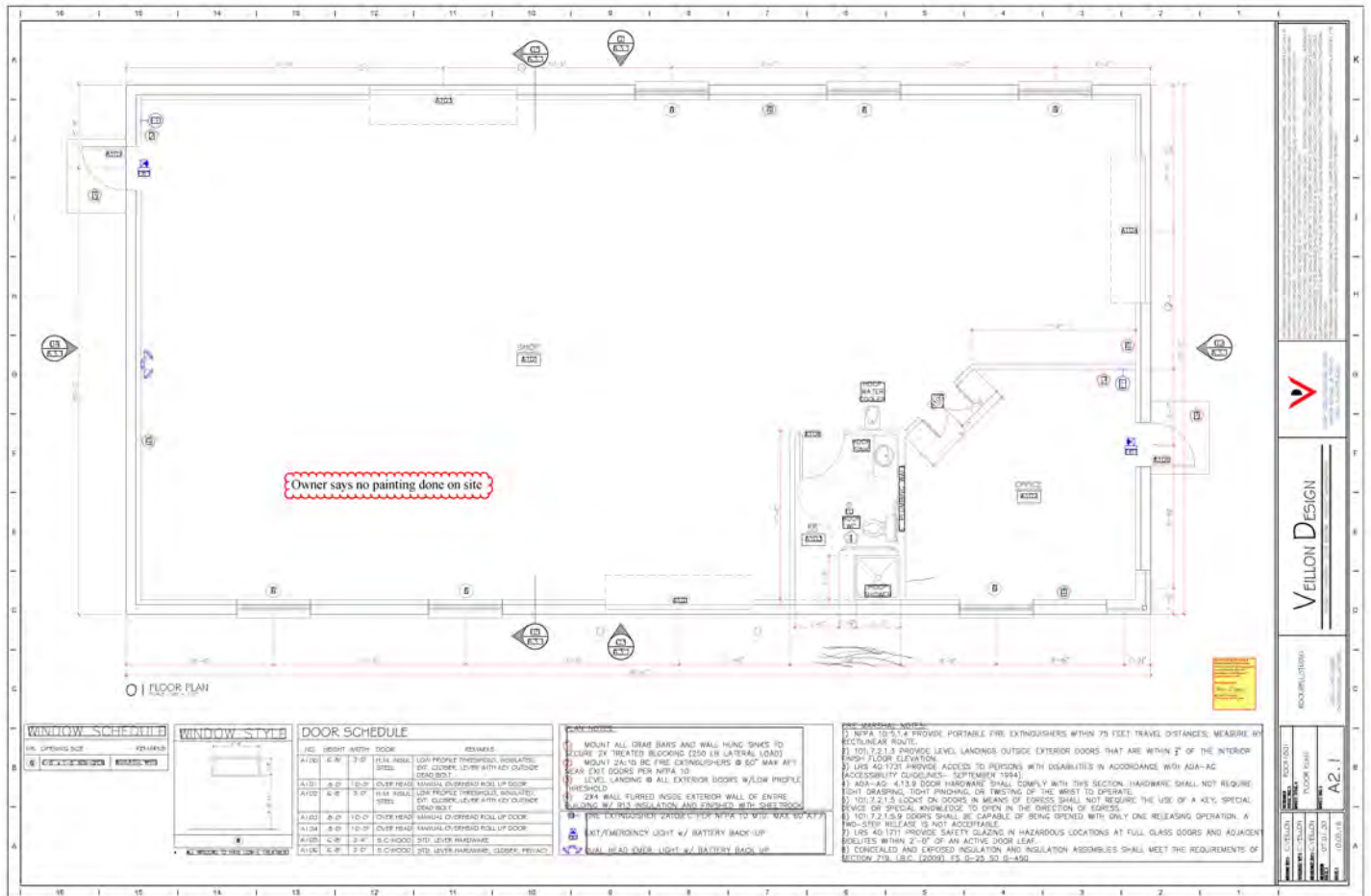
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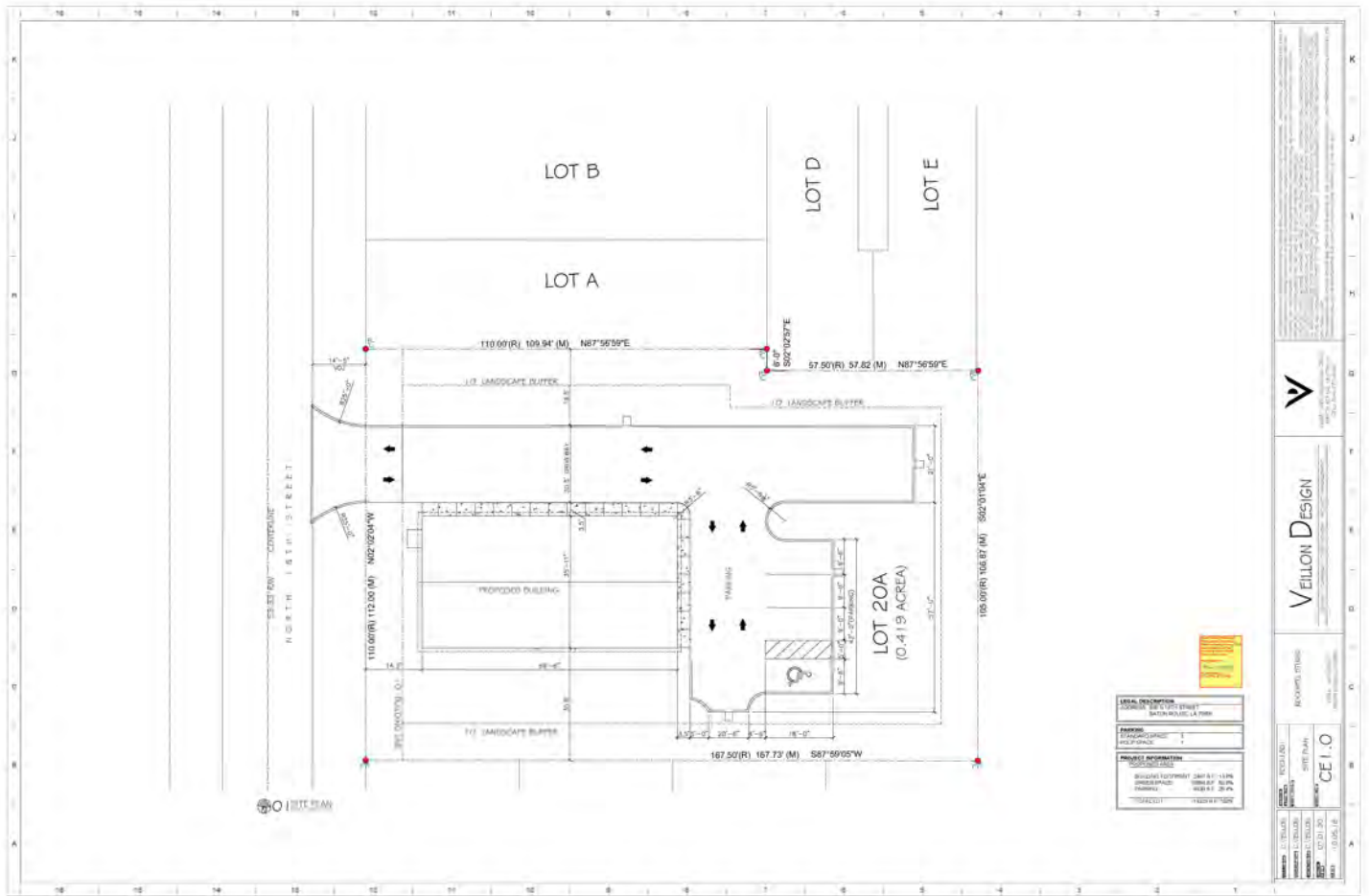
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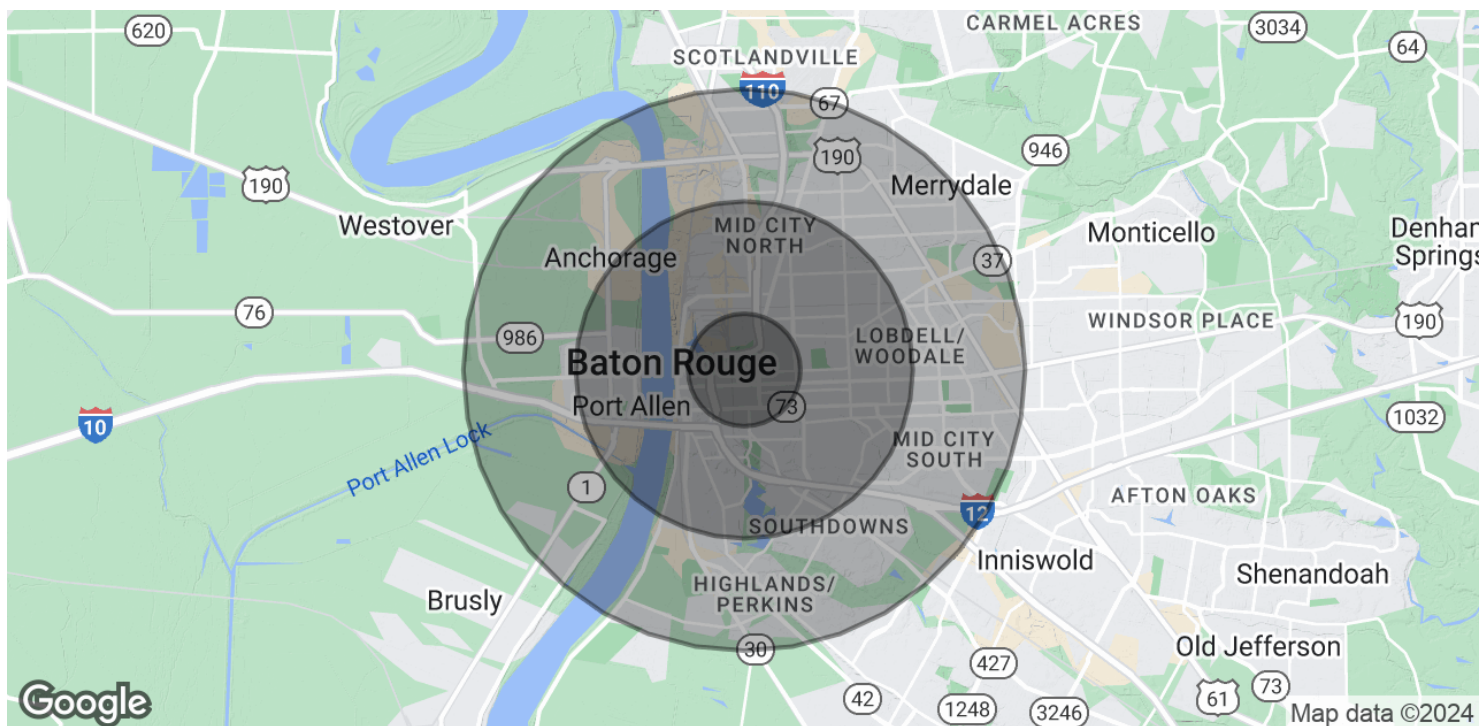
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,948	73,825	156,025
Average Age	37.0	36.1	34.7
Average Age (Male)	37.2	34.6	33.5
Average Age (Female)	35.9	36.7	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,069	37,528	75,448
# Of Persons Per HH	2.0	2.0	2.1
Average HH Income	\$42,037	\$62,259	\$60,604
Average House Value	\$100,839	\$166,116	\$178,406

2020 American Community Survey (ACS)

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