

Price Reduced!



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

REDUCED! OFFICE/MEDICAL/TRAINING FACILITY/SCHOOL

FOR SALE

10551 COURSEY BOULEVARD, BATON ROUGE, LA 70816

24,358 SF

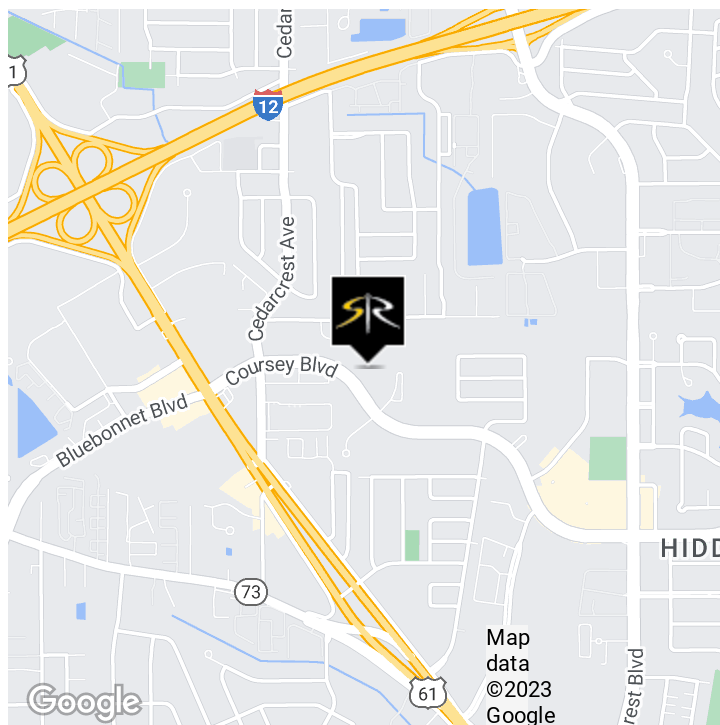


OFFERING SUMMARY

REDUCED Sale Price:	\$2,800,000	\$3,100,000
Building Size:	24,358 SF	
Lot Size:	4.09 Acres	
Price / SF:	\$114.95	\$127.27
Year Built:	1988	
Renovated:	2003	
Zoning:	C 2	

PROPERTY HIGHLIGHTS

- Currently occupied by Unitech Training Academy (Relocating)
- Property is 24,358 SF
- Multiple Offices and Classrooms
- Situated on 4.089 Acres
- 250+ Parking Spaces
- Excellent Opportunity for Trade/Training School, R&D, or Charter School
- ** Possible Owner Financing Below Current Market Rates** See Agent for Details



BOB KIRBY
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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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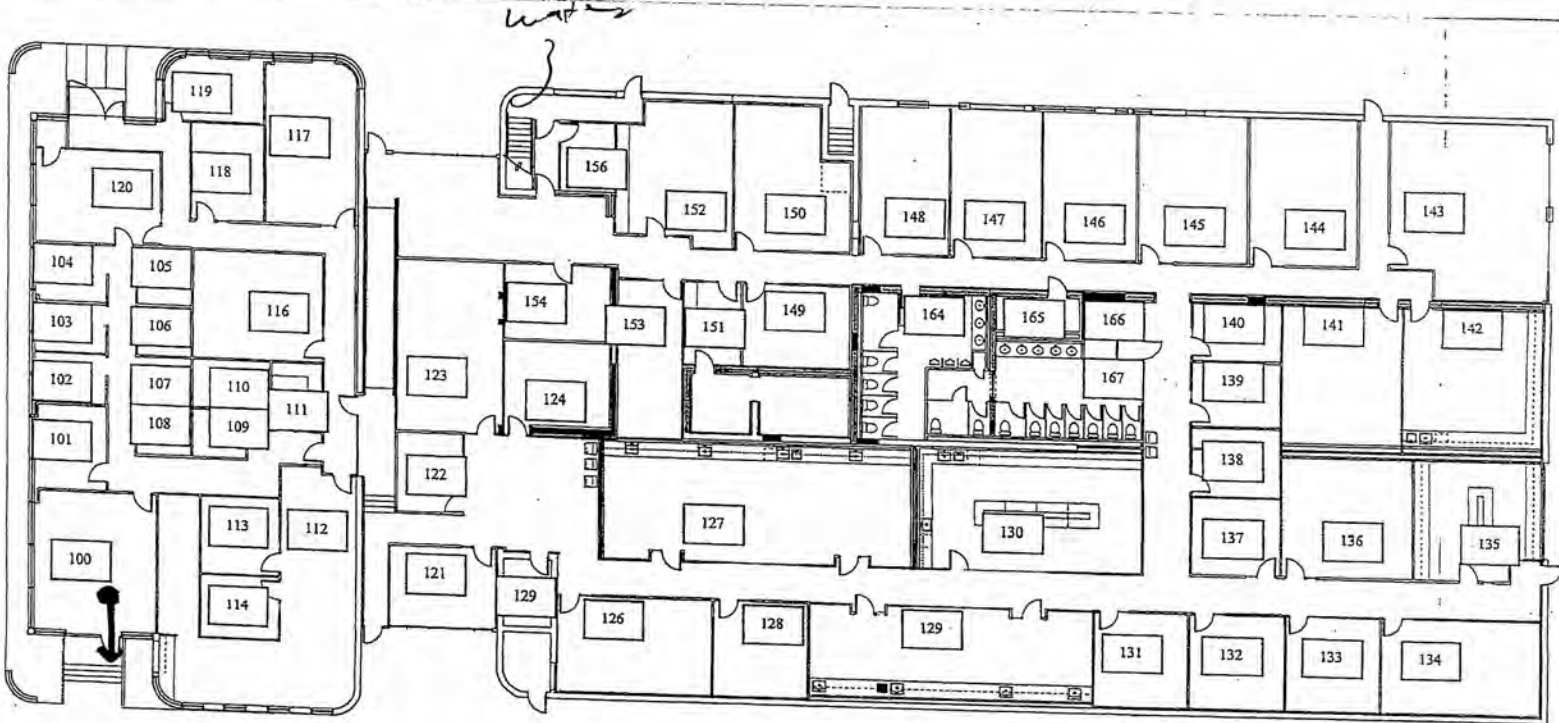
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First Floor, Floor Plan

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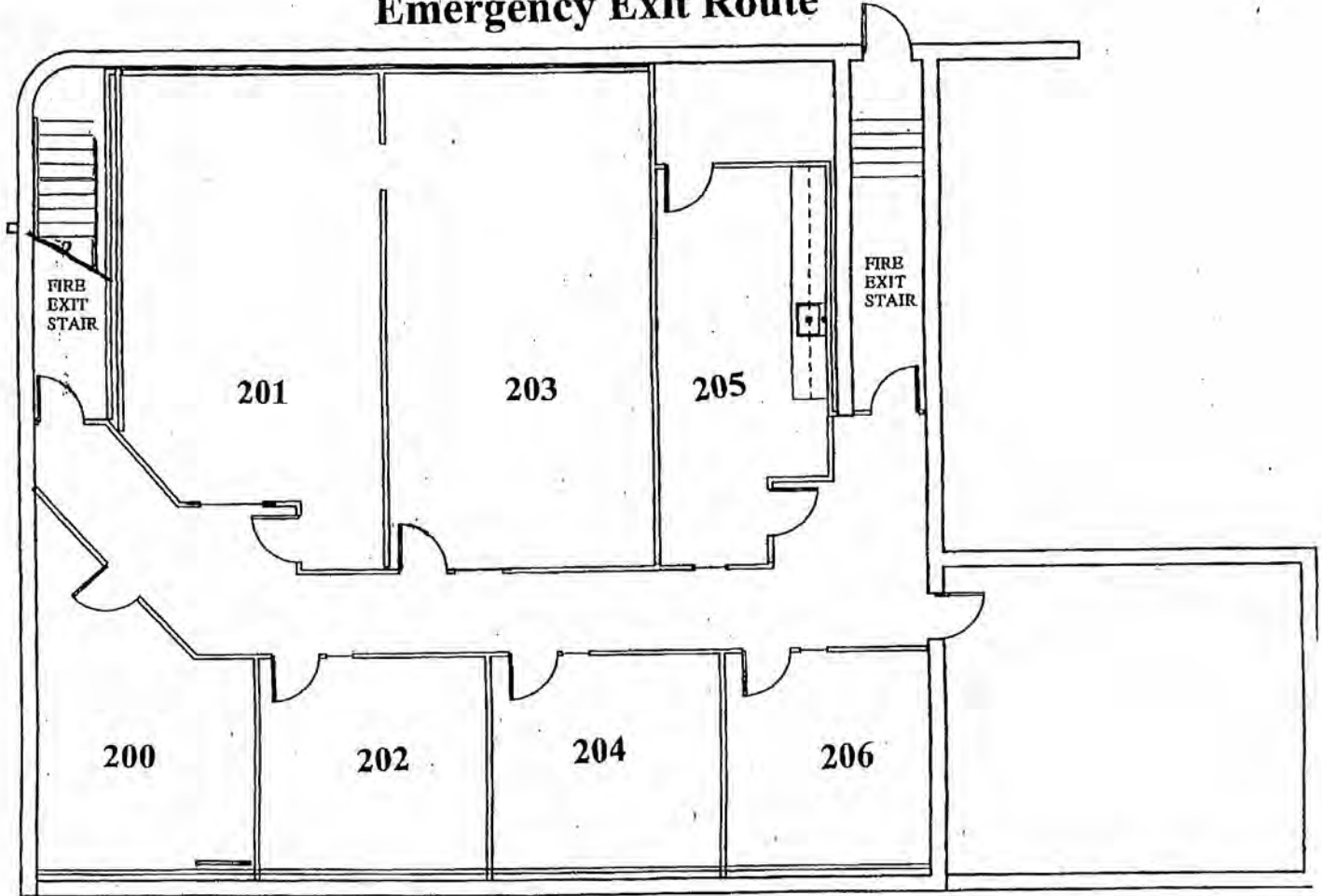
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Emergency Exit Route



Second Floor, Floor Plan

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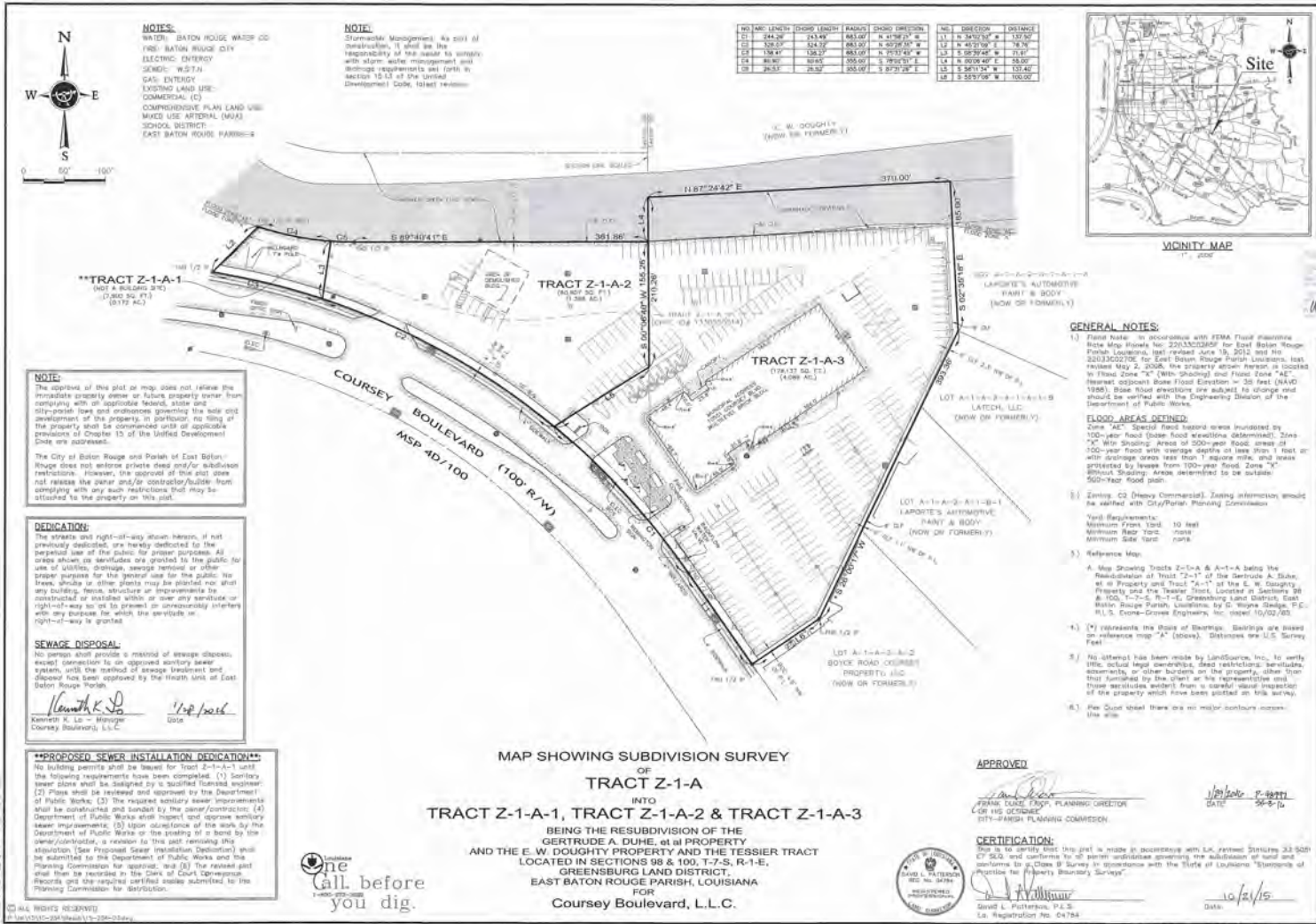
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Whitney Hancock

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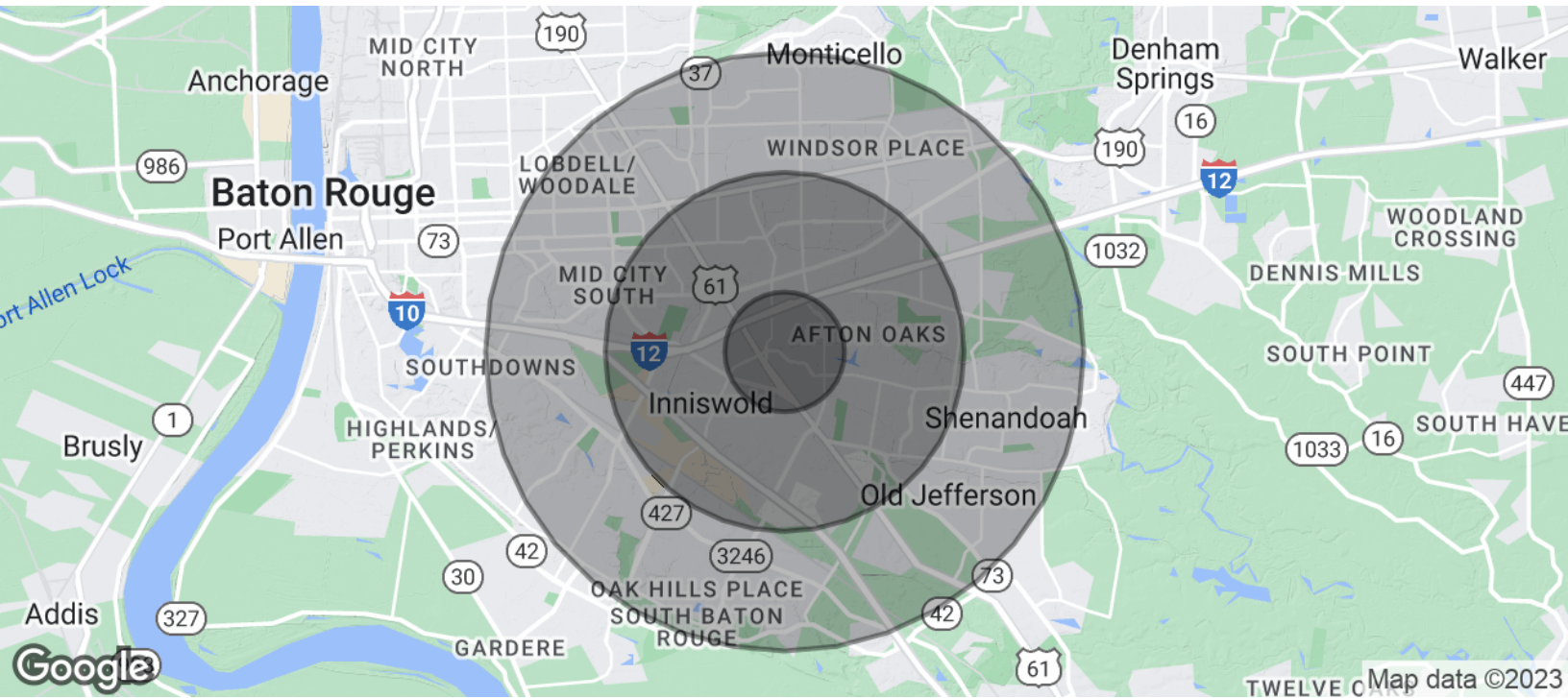
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,463	77,833	189,543
Average Age	36.1	38.7	38.4
Average Age (Male)	32.2	36.3	36.2
Average Age (Female)	38.7	40.0	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,327	35,876	85,776
# Of Persons Per HH	2.0	2.2	2.2
Average HH Income	\$65,133	\$77,054	\$78,322
Average House Value	\$141,287	\$195,503	\$215,507

* Demographic data derived from 2020 ACS - US Census

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