



82% Occupied Multi-Tenant Office Building in Shenandoah

5917 Jones Creek Rd, Baton Rouge, LA 70817



Property Summary

Lindsay Redhead, MBA
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Sale Price	\$735,000
Square Footage	±10,232 SF

- Now available for sale, 5917 Jones Creek Rd is a ±10,232 SF, 82% occupied multi-tenant office building with strong visibility on Jones Creek Rd.
- The property has undergone recent renovations including new paint, flooring, and lighting in all suites.
- This is a value-add investment opportunity with potential for full lease-up or owner occupancy.
- Ample parking is available in the front and rear.
- The building has 11 units with 2 being vacant.
- Rent roll and financials available upon request.



Interior Photos

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Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





COURSEY BLVD

GEORGE ONEAL RD

FERELL AVE

JONES CREEK RD



Property Information

LOCATION INFORMATION

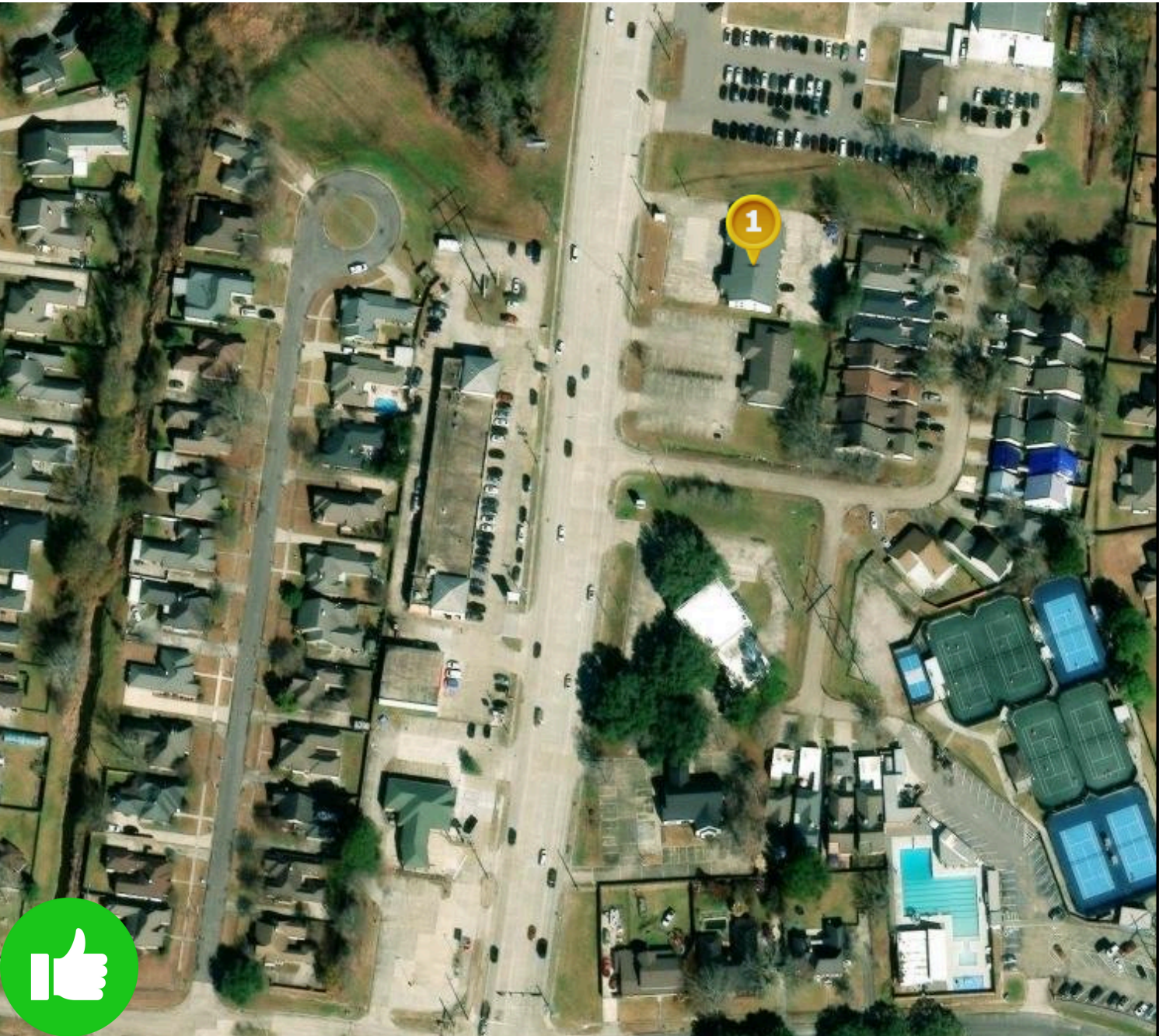
Street Address	5917 Jones Creek Rd, Baton Rouge, LA 70817
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	East
Nearest Highway	US 61
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Building Size	±10,232 SF
Zoning	Unzoned
APN #	2029189
Tenancy	Multiple
Parking Type	Surface
Free Standing	Yes
Number of Buildings	1
Number of Floors	2

Flood Zone Map

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Pt. 1 (30.3996, -91.0168)

Community: Shenandoah

Effective FIRM (Effective: 5/2/2008)
Flood Zone: X-Area WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22033C0270E
FIRM Panel Date: 5/2/2008

Ground Elevation¹: 38.3 ft

Community Info

What Does This Mean?

Clear Points



FLOOD ZONE: X-Area WITH REDUCED FLOOD RISK DUE TO LEVEE

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Broker Contact



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