

# Office Building For Sale

## 4329 North Blvd Baton Rouge, LA 70806

### PROPERTY SUMMARY



### Property Description

4329 North Blvd is a free standing office building located on North Blvd between S. Foster Dr. and S. Acadian Thruway. The subject property is well maintained and includes approximately 6 parking spots, attached and detached covered parking in the rear, 1 private office, bullpen area, 1 bathroom, and kitchen/break room.

The building was extensively renovated in 2009, the roof was replaced in 2018, and central AC was installed in 2021 (Rheem 3-ton unit).

The furniture is for sale but not included in the sale price.

### Additional Information

- Zoned C-AB-1
- Flood Zone AE

### Cade Bogan

225.333.9807  
cbogan@beaubox.com

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### Offering Summary

Sale Price:	\$119,500
Lot Size:	6,300 SF
Building Size:	957 SF

### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	538	1,181	4,813
Total Population	1,095	2,397	10,364
Average HH Income	\$54,355	\$66,550	\$73,577



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## ADDITIONAL PHOTOS



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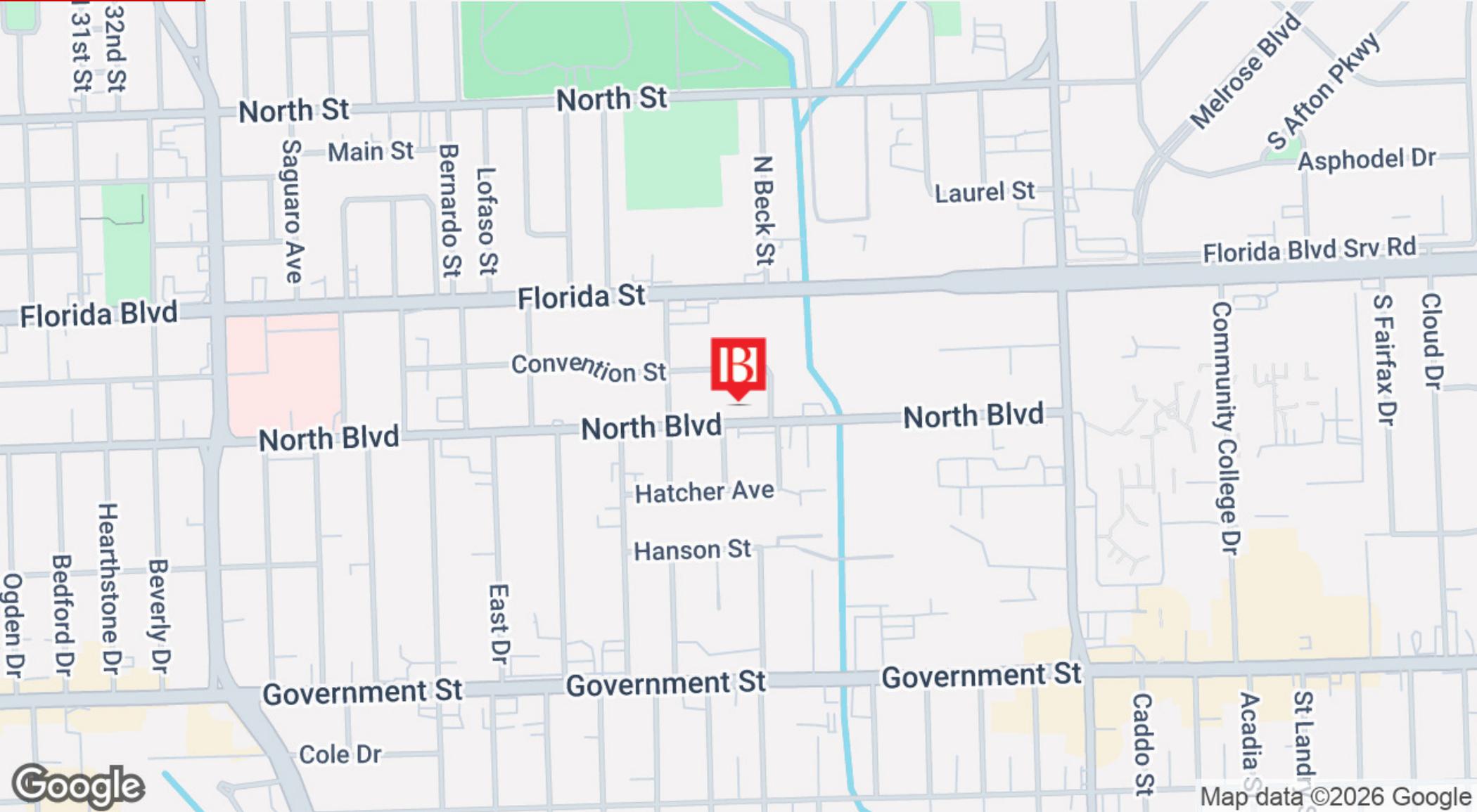
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LOCATION MAP



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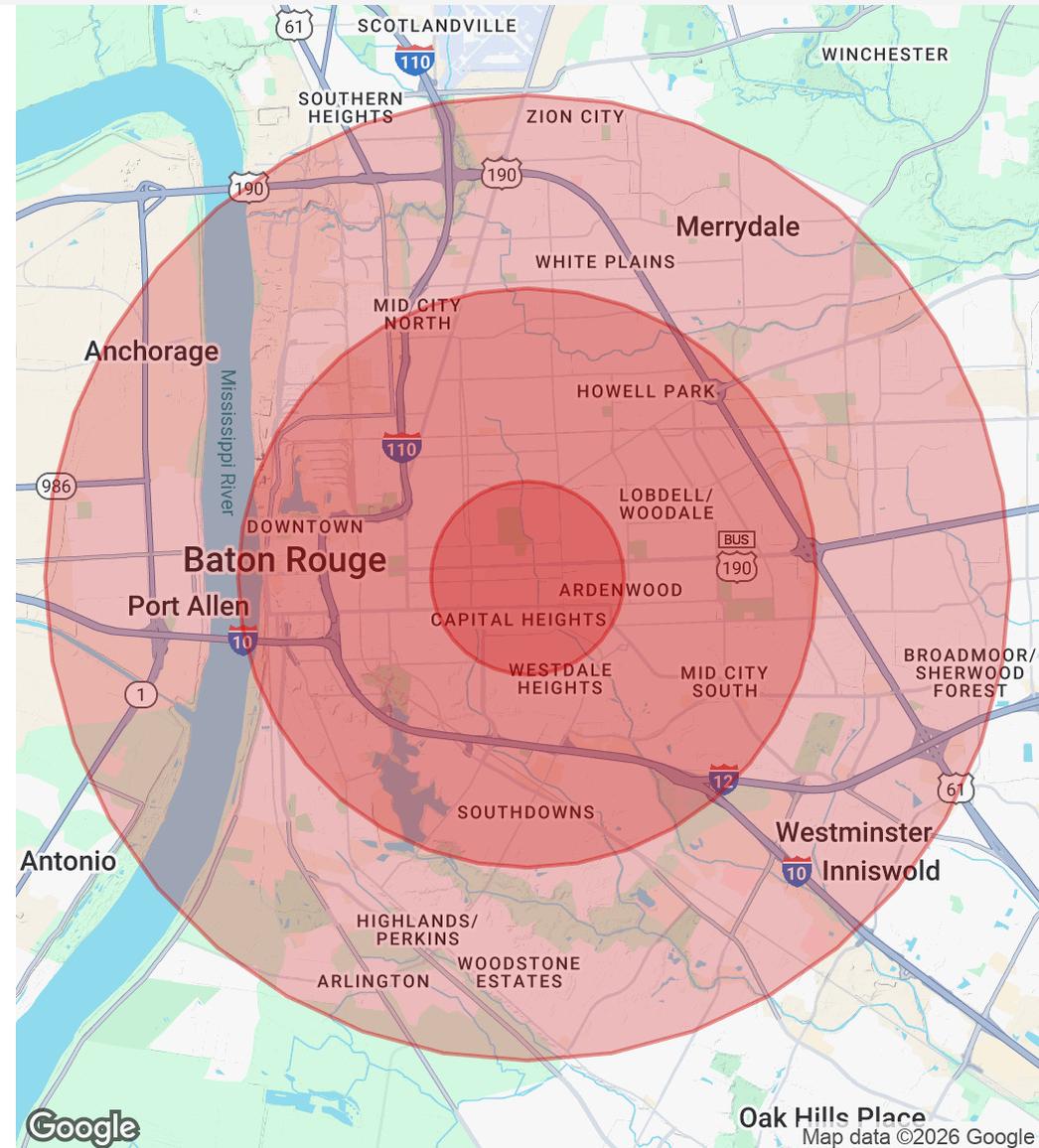
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	1,095	2,397	10,364
Average Age	46	45	41
Average Age (Male)	46	45	40
Average Age (Female)	46	45	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	538	1,181	4,813
# Of Persons Per HH	2	2	2.2
Average HH Income	\$54,355	\$66,550	\$73,577
Average House Value	\$237,518	\$260,161	\$279,050

Demographics data derived from AlphaMap



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