



UPDATED MEDICAL OFFICE ON OLD JEFFERSON HWY

17505 OLD JEFFERSON HWY PRAIRIEVILLE, LA 70769



OFFERED: FOR SALE

SALE PRICE: \$800,000 (\$245.25/SF)

±3,262 SF

- Large lobby and waiting area, a receptionist office, 8 private offices, and more
- All plumbing has been preserved, supporting medical use
- Ample parking available
- Located on Old Jefferson Hwy north of Hwy 42 and off Airline Hwy

CONTACT:

LINDSAY REDHEAD, MBA ALEX RUCH
800.895.9329 225.485.0238

800.895.9329 | <https://elifinrealty.com> | May 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. 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. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

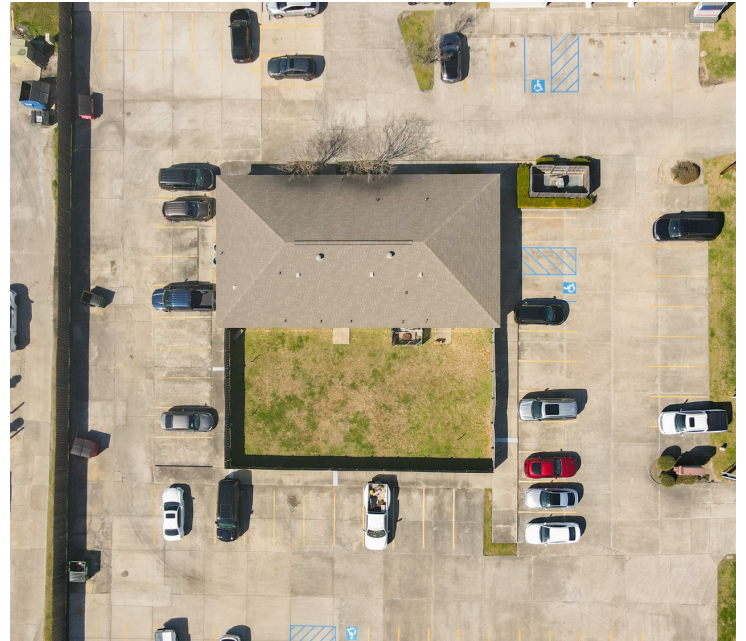
- Now for sale, 17505 Old Jefferson Hwy offers a ±3,262 SF updated medical office located within a professional office park.
- The layout includes a large lobby and waiting area, a receptionist office, 8 private offices, an open work area, a conference room, a spacious kitchen/break room, and 3 ADA-compliant restrooms.
- All plumbing has been preserved, supporting continued medical use or conversion to other professional services.
- Ample parking is available.
- The property is located on Old Jefferson Hwy just north of Hwy 42 and off Airline Hwy, providing strong accessibility.
- Zoned MU2 for Mixed Use 2 Corridors.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	17505 Old Jefferson Hwy
City, State, Zip	Prairieville, LA 70769
County	Ascension Parish
Market	LA - Baton Rouge MSA
Township	08S
Range	02E
Section	026
Side Of The Street	West
Road Type	Highway
Nearest Highway	Old Jefferson Hwy - LA 73
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	MU2 - Mixed Use 2 Corridors
APN #	20045191

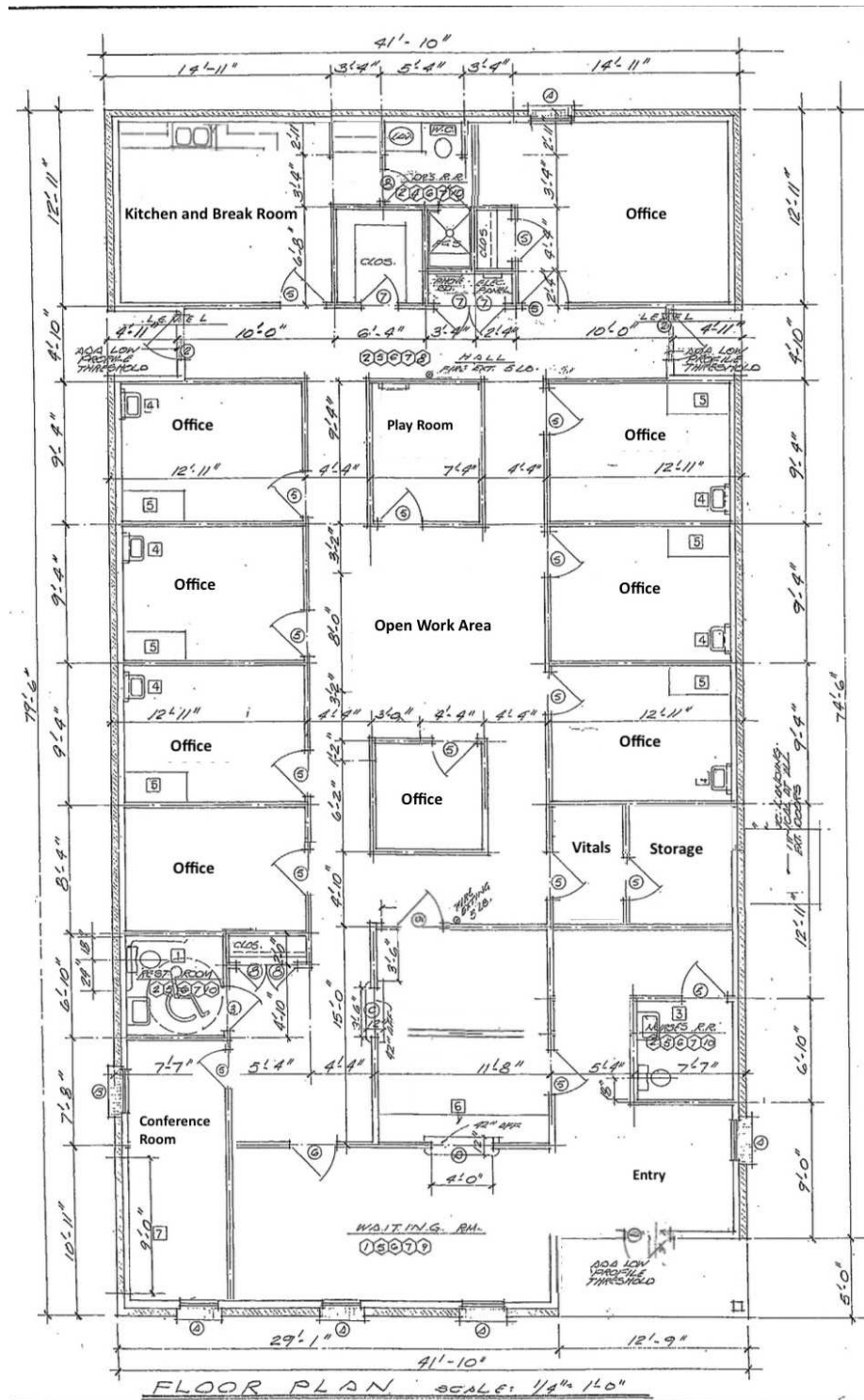
BUILDING INFORMATION

Building Size	±3,262 SF
Tenancy	Single
Year Last Renovated	2022
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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FLOOR PLAN



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INTERIOR PHOTOS



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AERIAL PHOTOS



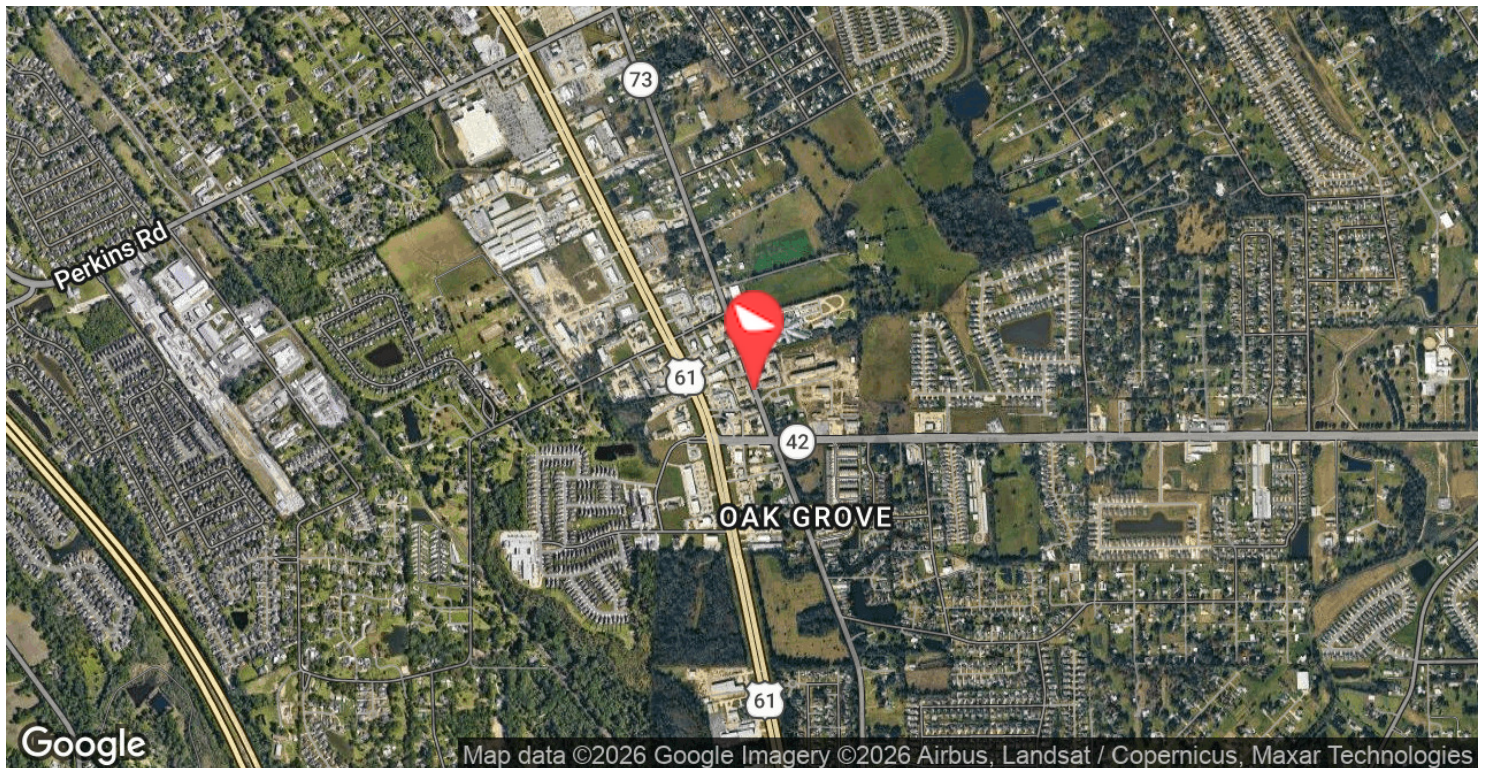
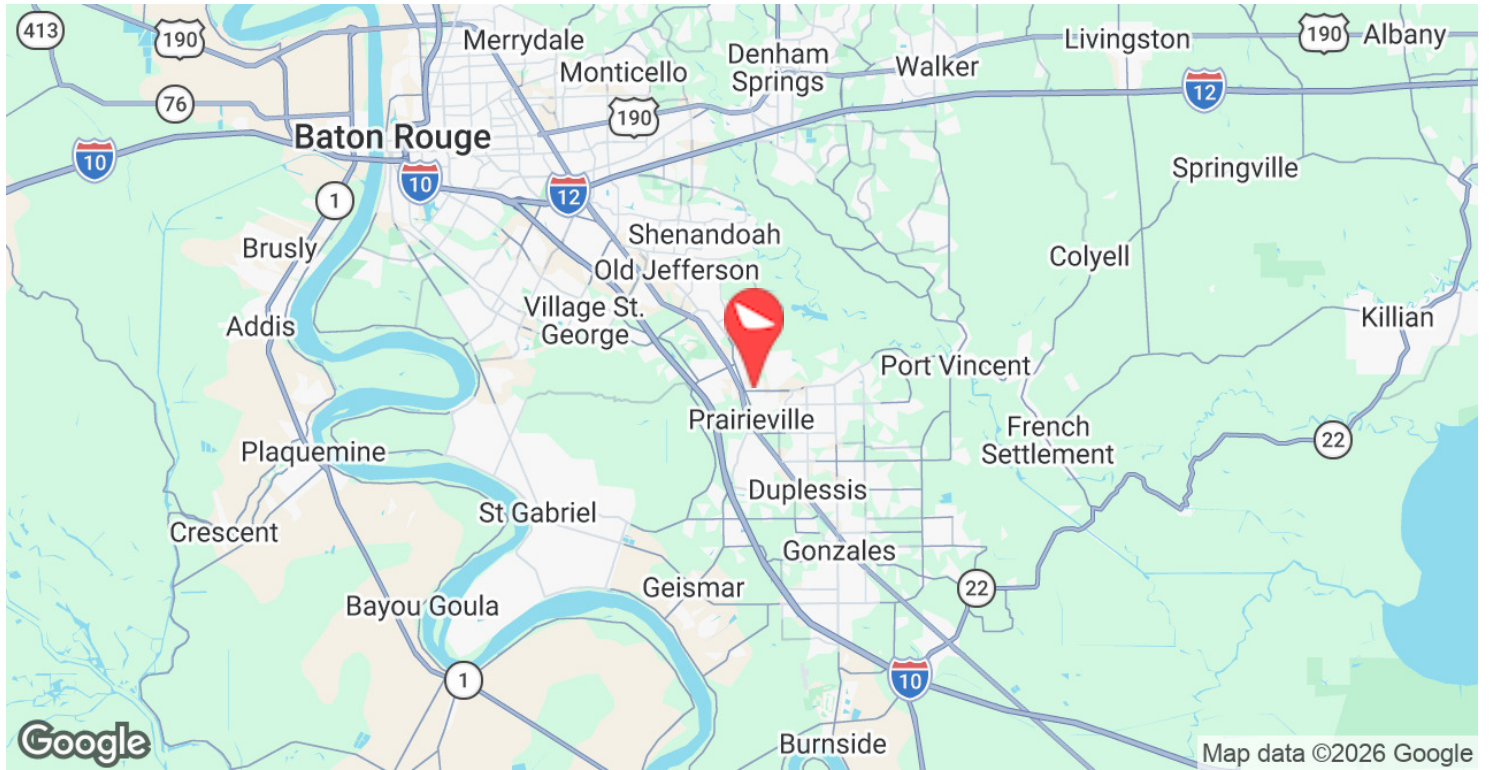
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LOCATION MAPS

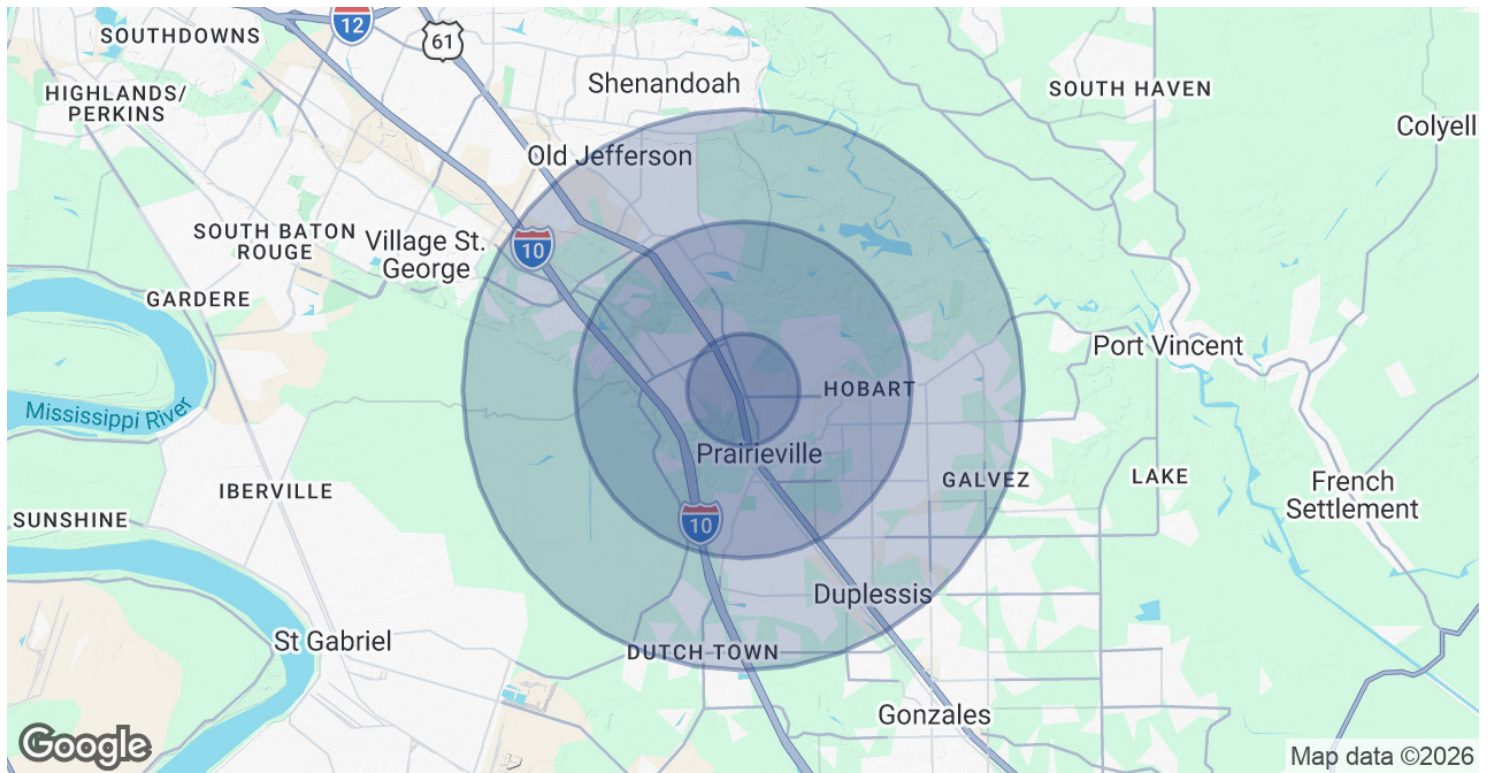


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,044	34,896	78,925
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,783	12,594	28,739
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$121,345	\$136,356	\$132,939
Average House Value	\$343,117	\$350,112	\$337,447

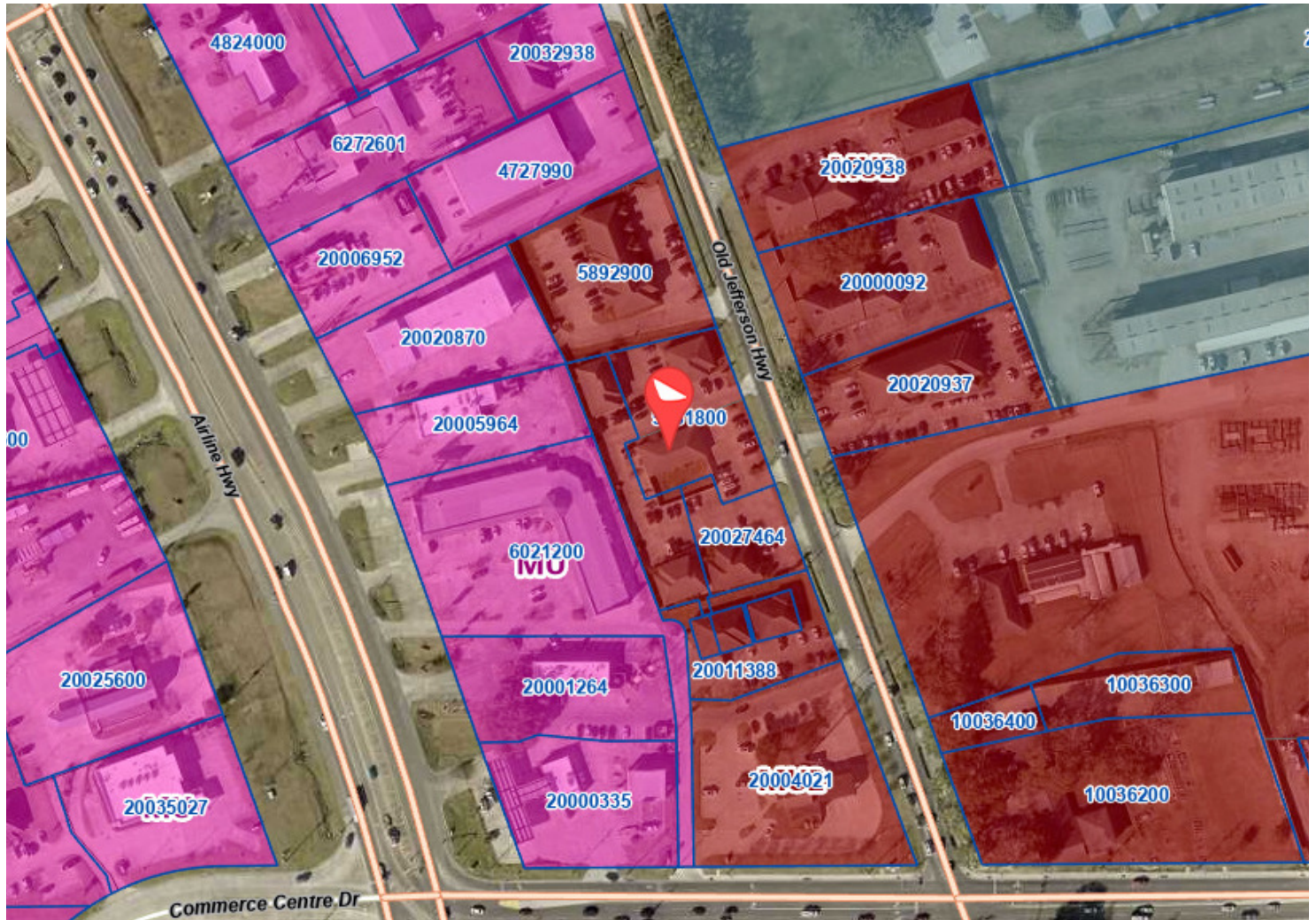
2020 American Community Survey (ACS)

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ZONING MAP



MU2 - MIXED USE 2 CORRIDORS

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.3221, -90.9773) 

Community: Ascension Parish*

Effective FIRM (Effective: 8/16/2007)
Flood Zone: X-Area WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22005C0030E
FIRM Panel Date: 8/16/2007

Ground Elevation¹: 25.9 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

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

Source: maps.lsuagcenter.com/floodmaps

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