

FULLY LEASED OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price: \$115,000 | \$65.34/SF

Lot Size: 0.22 Acres

Building Size: +/-1,760 SF

Suites: 2

Zoning: M2



PROPERTY OVERVIEW

Excellent investment opportunity with solid income perfect for an investor looking for their first purchase. Office building located in Wooddale Center consisting of two suites, totaling +/-1,760 sq ft. Both suites are currently occupied. Rent is roughly \$1,100 per month total.

Andrew Littlefield (C) 225.810.6096


 800.895.9329 | elifinrealty.com
2600 Government St, Baton Rouge, LA 70806

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.

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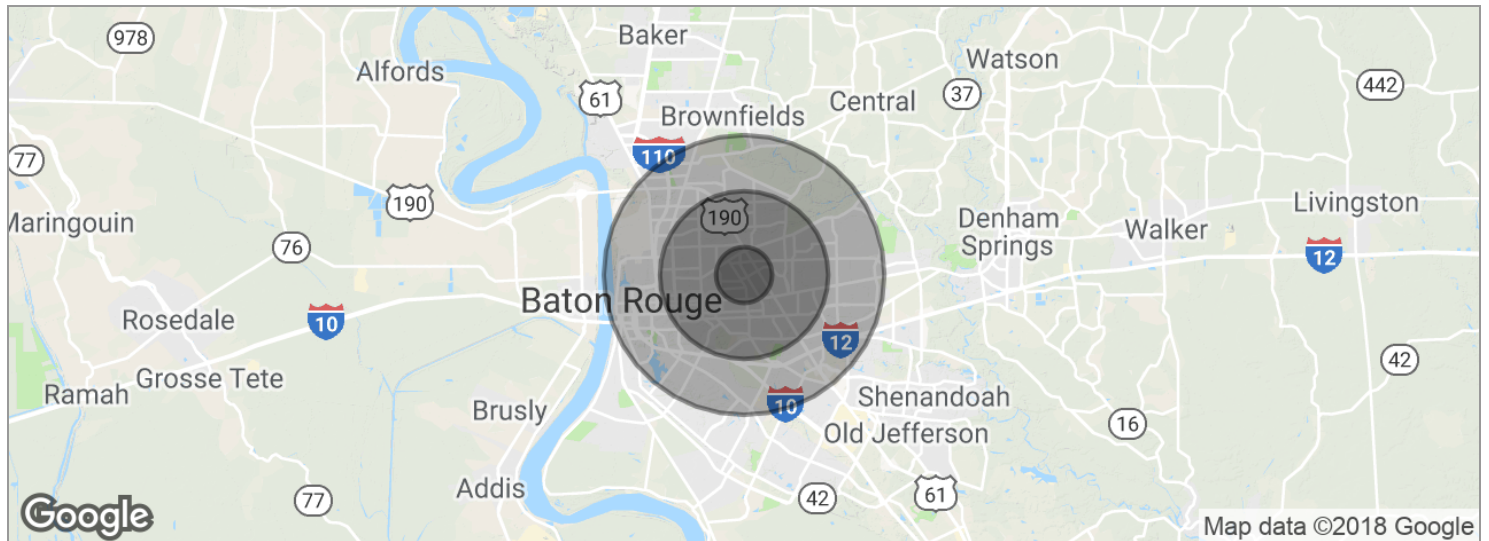
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,635	80,132	202,676
Median age	29.8	33.8	33.9
Median age (Male)	27.2	30.8	31.2
Median age (Female)	32.6	36.5	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,389	31,129	79,129
# of persons per HH	2.4	2.6	2.6
Average HH income	\$35,078	\$53,626	\$57,440
Average house value	\$151,785	\$215,140	\$219,507

* Demographic data derived from 2010 US Census

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August 08, 2018