



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

724 CENTRAL AVENUE

JEFFERSON, LA 70121

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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PROPERTY SUMMARY

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JEFFERSON, LA 70121



PROPERTY DESCRIPTION

RE/MAX Commercial Brokers, Inc is proud to offer 724 Central Avenue in Jefferson, LA for sale. This well-appointed office/flex facility is situated on a generous parcel in Jefferson, LA, not far from Elmwood.

This unique property boasts a combination of spaces, including a two-story, class-B office building, an attached 3,808 SF warehouse/lab, with an additional 759 SF warehouse/storage area. 724 Central has approximately 52 parking spaces and flexible Light Industrial (I-L) zoning. Some additional features include: a nuclear materials room, lofted area for extra storage, ready-to-use geotechnical laboratory space, ~20' ceiling height in the main warehouse w/ an overhead door.

12-month lease-back situation would be ideal for the owners.



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OFFERING SUMMARY

Sale Price:	\$1,850,000
Price Per SF:	\$133.10 /SF
Total Building Size:	13,895 SF
Office SF:	9,328 SF
Warehouse SF:	4,567 SF
Land Size:	.85 acre
Zoning:	Light Industrial (I-L)
Parking Ratio:	3.73 spaces / 1,000 SF

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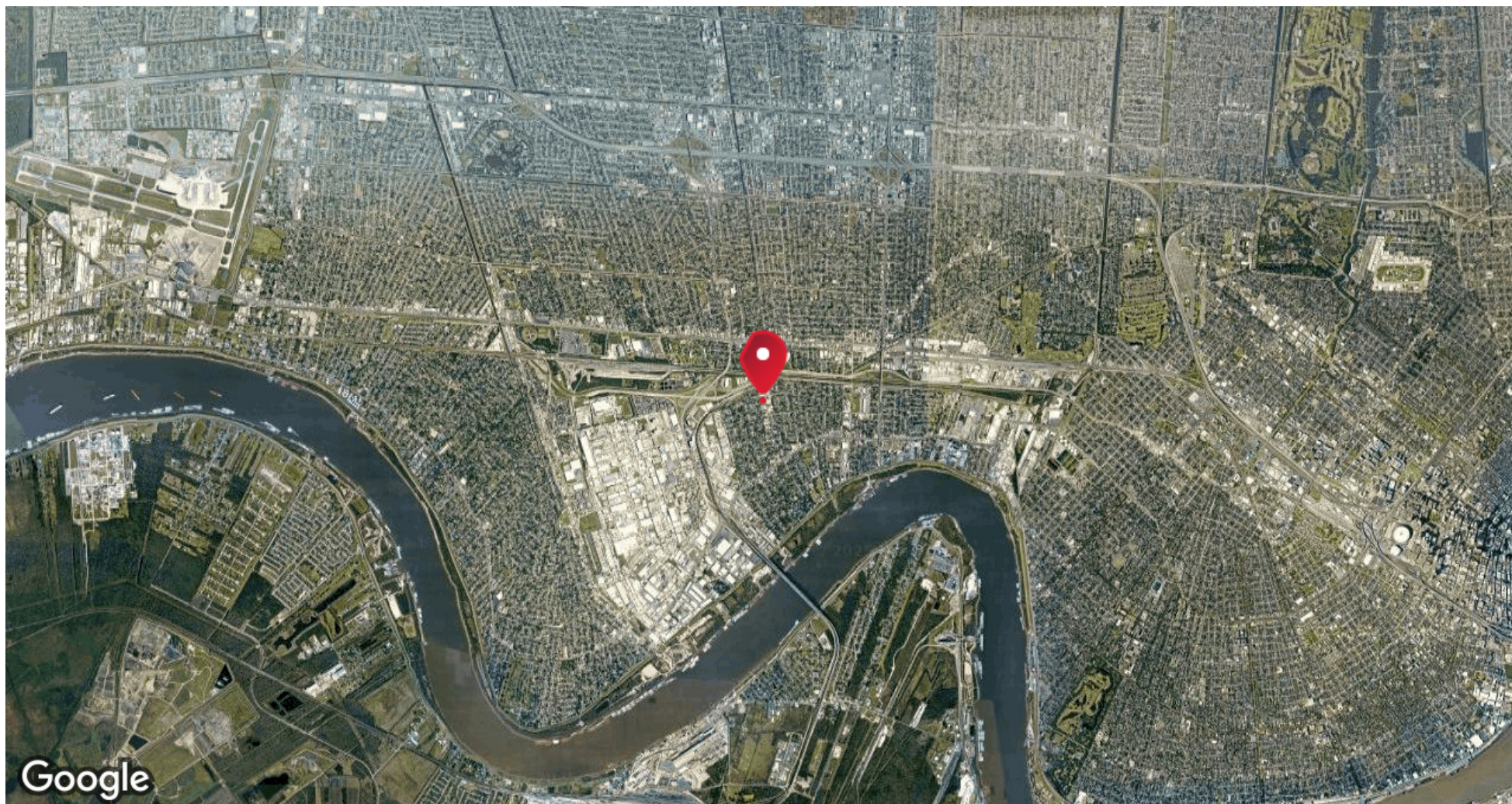
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LOCATION MAP

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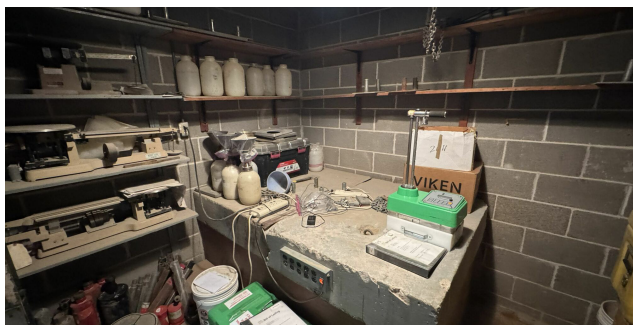
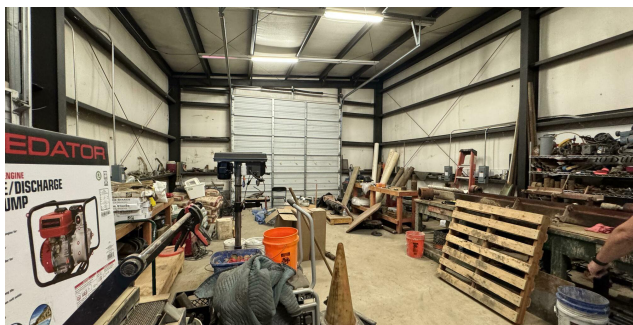
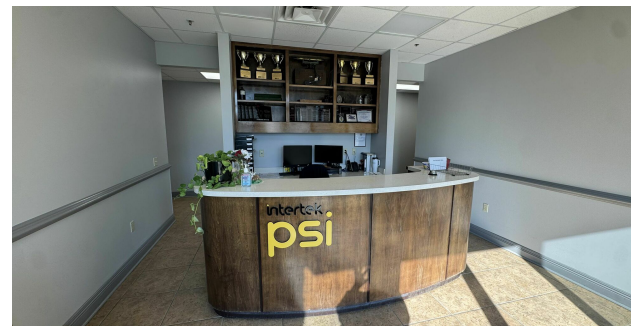
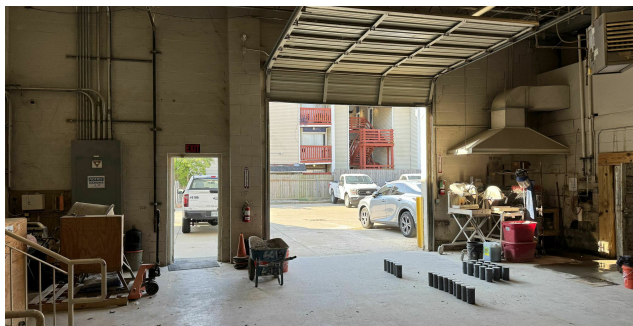
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ADDITIONAL PHOTOS

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AREA ANALYTICS

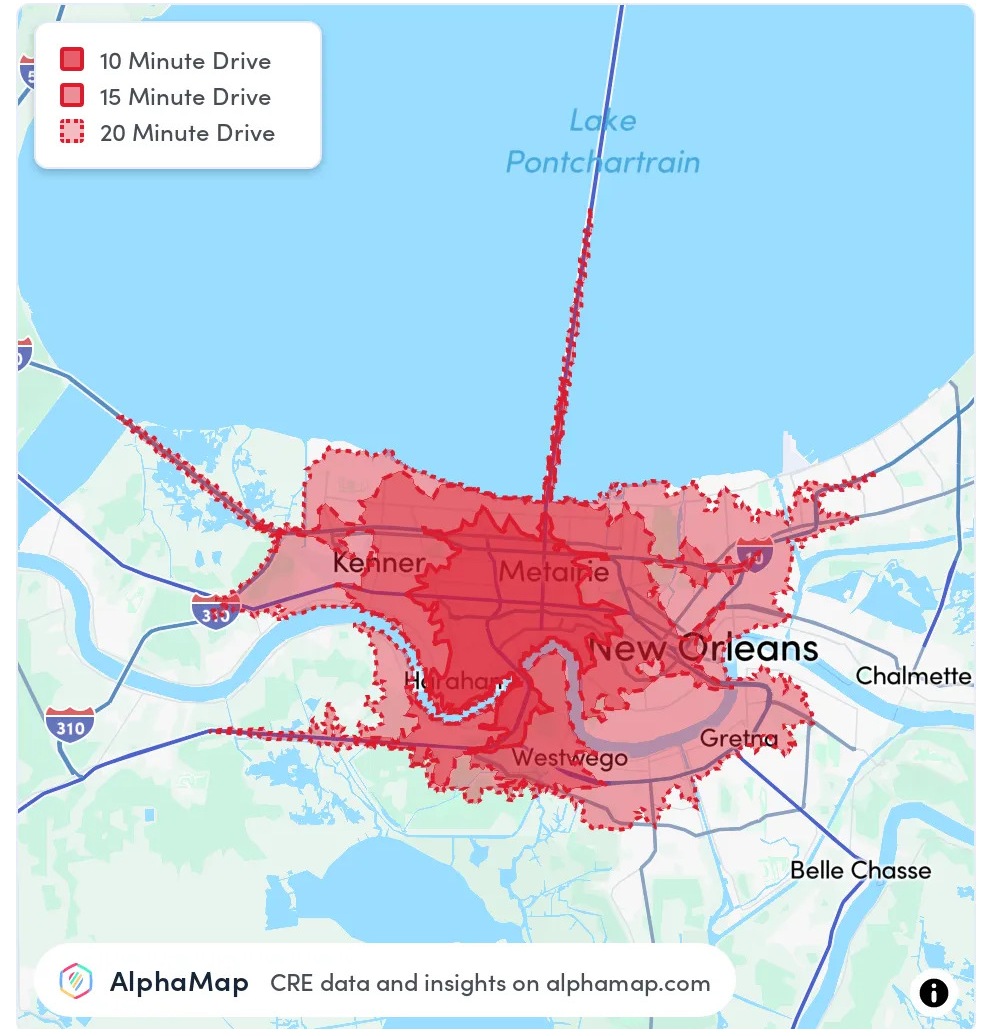
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POPULATION	10 MINUTES	15 MINUTES	20 MINUTES
Total Population	106,344	316,829	545,985
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLD & INCOME	10 MINUTES	15 MINUTES	20 MINUTES
Total Households	48,855	138,394	237,184
Persons per HH	2.2	2.3	2.3
Average HH Income	\$89,515	\$92,922	\$88,402
Average House Value	\$332,135	\$391,487	\$380,334
Per Capita Income	\$40,688	\$40,400	\$38,435

Map and demographics data derived from AlphaMap



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