

FOURPLEX FOR SALE BATON ROUGE

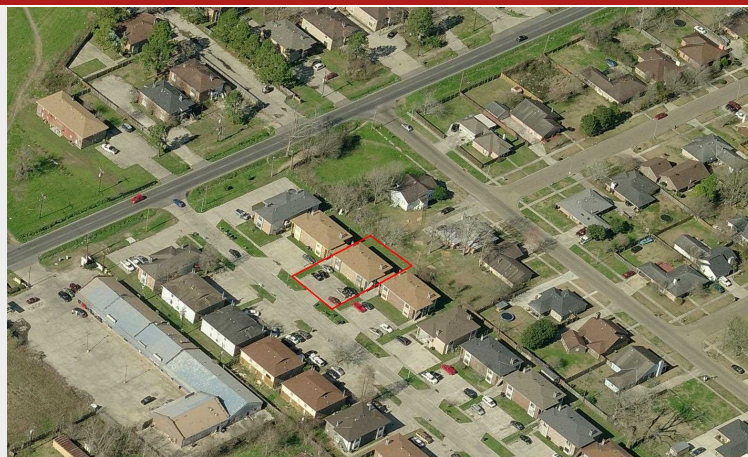


FOURPLEX FOR SALE BATON ROUGE

8521 RUSH AVENUE · BATON ROUGE, LA 70810

SUMMARY

Price:	\$299,000
Building SF:	3960
Lot Size:	0.18 Acres
Zoning:	Rural



DAVID VERCHER, CCIM

Director
(225) 405-3257
yourccim@kw.com
Louisiana

COMMERCIAL PROPERTY ADVISORS

David Vercher, CCIM Director | KW
225-405-3257
yourccim@kw.com |

Property Description

Well maintained flat style fourplex apartment building. Washer/dryer connections in all apartments. New Roof & Fresh exterior paint in 2021. Unit mix is four 2 bed 2 bath split floor plan apartments. Currently 75% are occupied. Lease Rates are \$900, \$1,000, \$900. The owner pays for water/sewer. Allow 2 business days for offer response.

- 75% Occupied
- Rural Zoning
- Four 2bd/2bth Units

LOCATION DESCRIPTION

South Baton Rouge



IMAGES

8521 RUSH AVENUE



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8686 Bluebonnet Blvd
Baton Rouge, LA 70810



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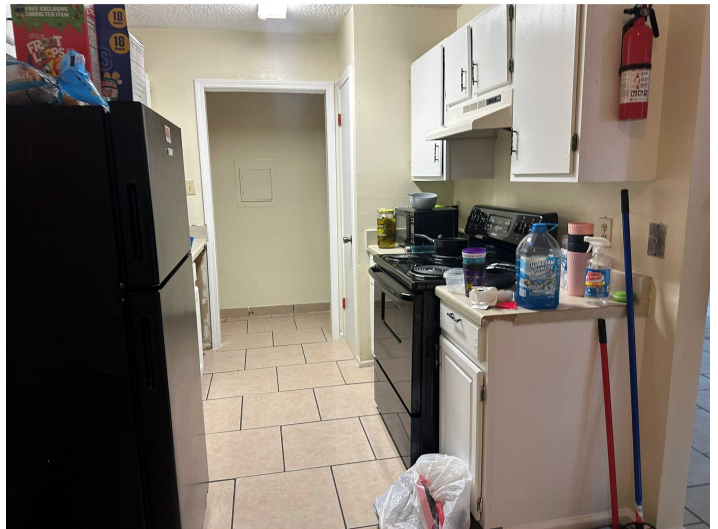
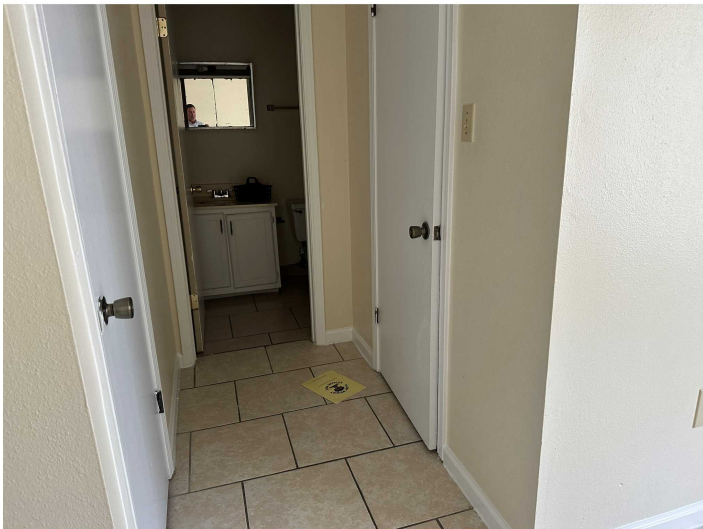
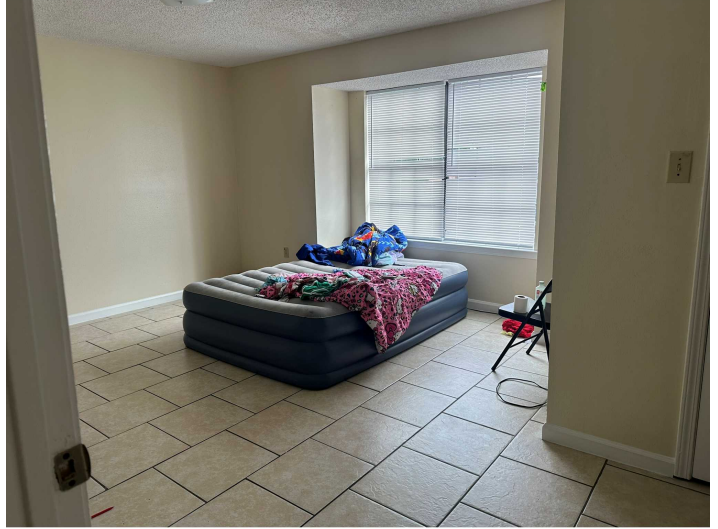
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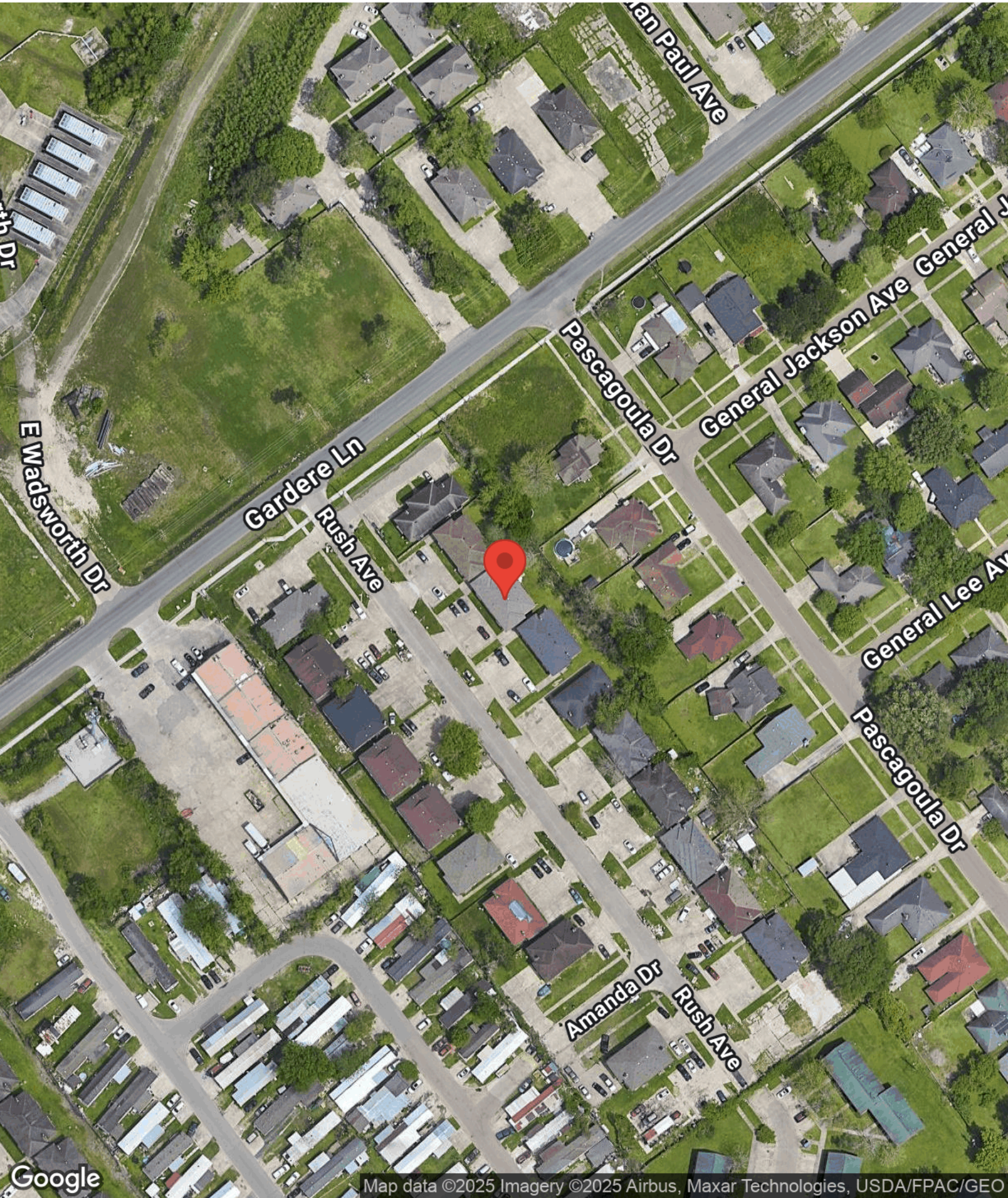
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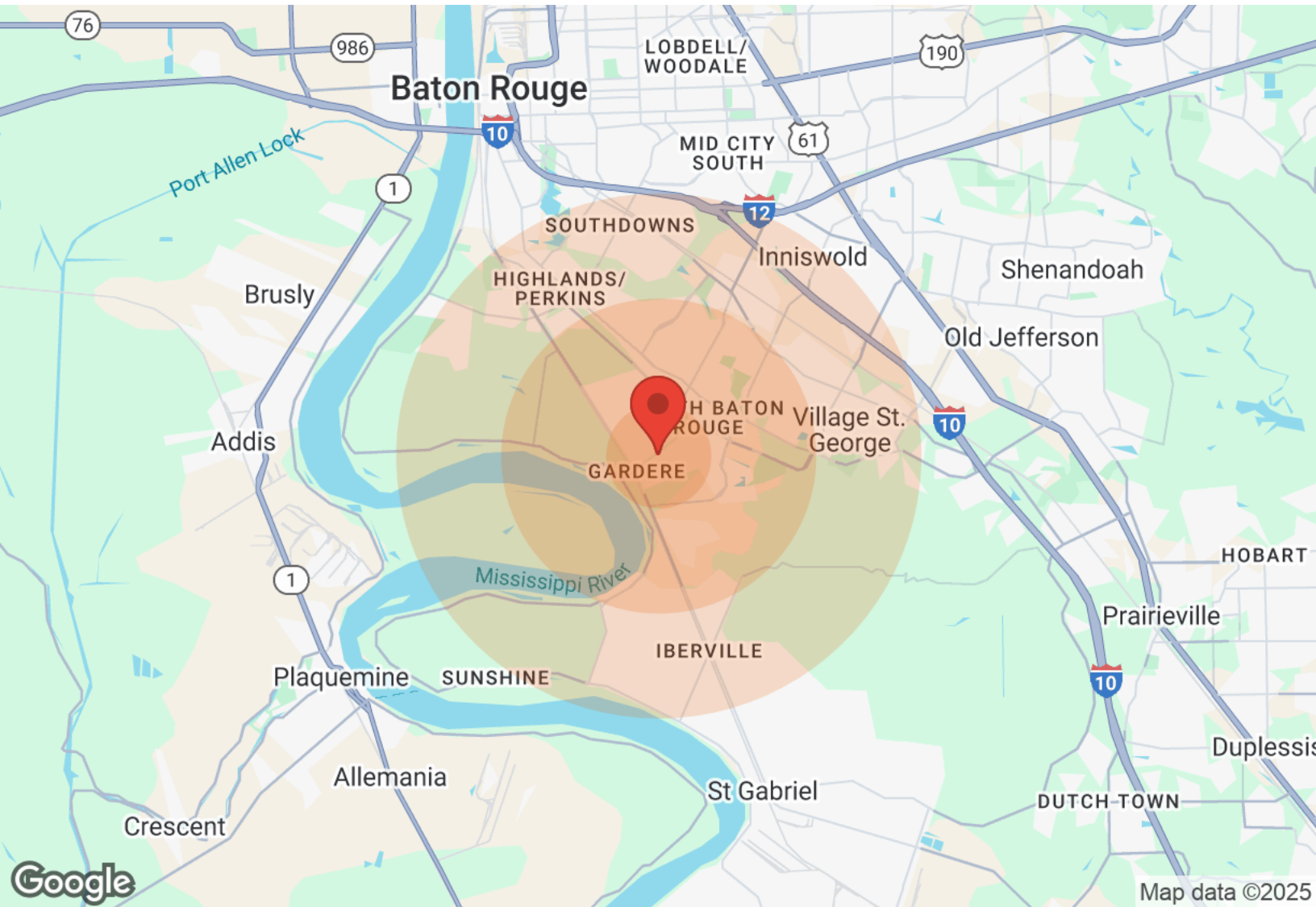
AERIAL MAP

8521 RUSH AVENUE



DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,283	17,617	47,259
Female	5,351	17,881	49,028
Total Population	10,634	35,498	96,287

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,639	6,745	16,016
Ages 15-24	1,754	4,760	11,413
Ages 25-54	4,770	15,591	46,782
Ages 55-64	896	4,068	10,345
Ages 65+	575	4,334	11,731

Race	1 Mile	3 Miles	5 Miles
White	2,124	20,452	65,397
Black	7,606	12,670	25,352
Am In/AK Nat	9	11	22
Hawaiian	N/A	N/A	N/A
Hispanic	1,516	2,425	4,846
Multi-Racial	1,604	2,438	5,052

Income	1 Mile	3 Miles	5 Miles
Median	\$48,133	\$65,683	\$56,774
< \$15,000	588	1,851	7,352
\$15,000-\$24,999	654	1,201	4,465
\$25,000-\$34,999	340	1,075	3,088
\$35,000-\$49,999	640	1,721	4,921
\$50,000-\$74,999	626	2,054	5,614
\$75,000-\$99,999	341	1,730	4,319
\$100,000-\$149,999	377	2,394	5,616
\$150,000-\$199,999	162	1,029	2,120
> \$200,000	N/A	899	2,236

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,035	15,388	43,504
Occupied	3,337	14,026	39,801
Owner Occupied	1,102	9,011	21,802
Renter Occupied	2,235	5,015	17,999
Vacant	698	1,362	3,703

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