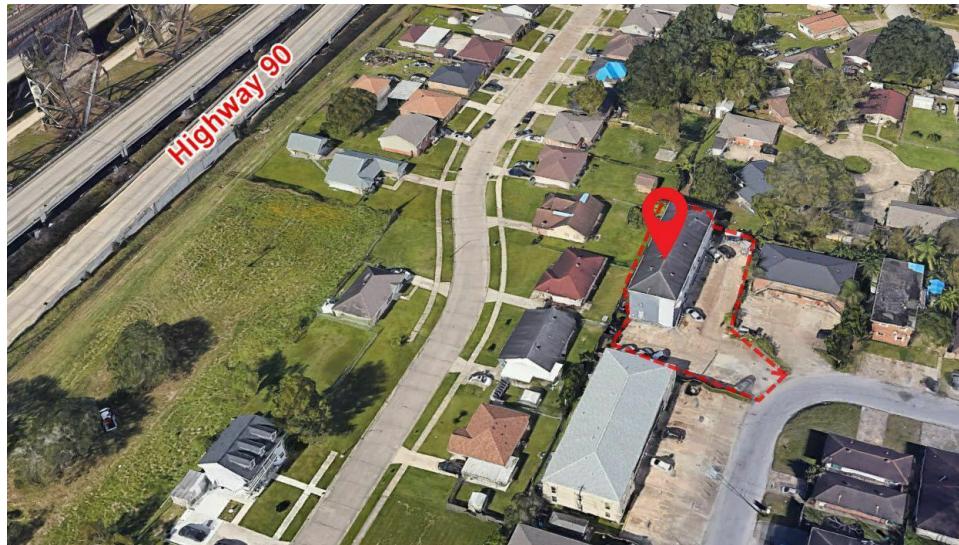




10-UNIT MULTI-FAMILY PROPERTY IN BRIDGE CITY

1300 Bolo Court, Bridge City, LA 70094



PROPERTY DESCRIPTION

Discover this prime multi-family property in the heart of Bridge City, Louisiana! This single-building asset features 10 apartments and offers a dependable income stream. Currently, 9 out of 10 units are leased, highlighting its strong rental demand. Conveniently located near the Huey P. Long Bridge, tenants benefit from the easy access to New Orleans and Metairie as well as the property's ample parking. Add this consistently highly occupied property to your portfolio.

Unit 101: 3BR/1BA - 1st floor

Unit 102: 3BR/1BA - 1st floor

Unit 103: 1BR/1BA - 1st floor

Unit 104: 1BR/1BA - 1st floor

Unit 105: 2BR/1.5BA - 1st floor

Unit 106: 2BR/1.5BA - 2nd floor

Unit 107: 2BR/1.5BA - 2nd floor

Unit 108: 2BR/1.5BA - 2nd floor

Unit 109: 2BR/1.5BA - 2nd floor

Unit 110: 2BR/1.5BA - 2nd floor

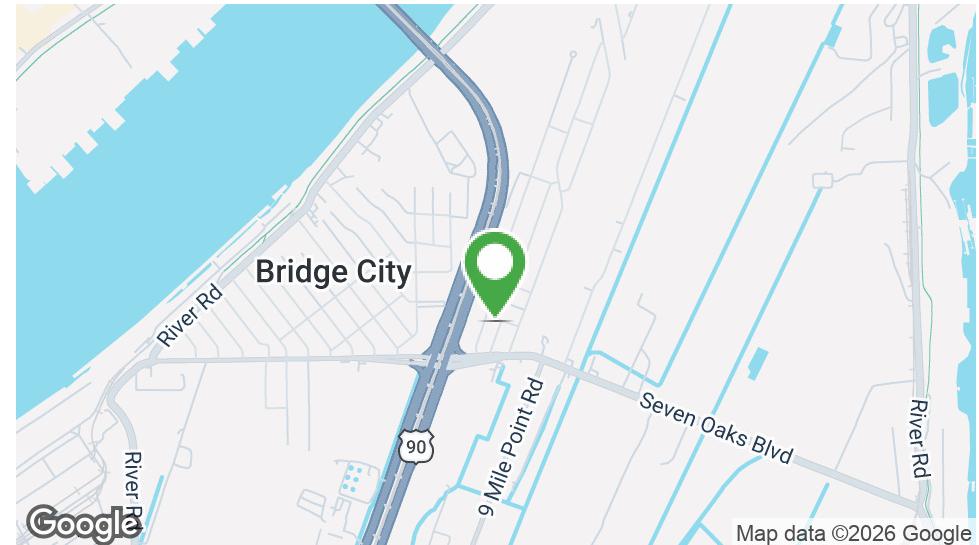
MULTIFAMILY PROPERTY FOR SALE

PROPERTY SUMMARY

SOUTHEAST COMMERCIAL REAL ESTATE | 2310 19th Street, Gulfport, MS 39501 | 3900 N Causeway Blvd., Suite 100, Metairie, LA 70002 | www.southeastcre.com

MATT EATON, CCIM • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.339.2136
matt@matteatonccim.com

MARTIN O. MILLER III, CCIM, SIOR • PARTNER
OFFICE: 504.414.0703
MOBILE: 504.616.5700
momiller@ccim.net



OFFERING SUMMARY

Sale Price: \$750,000

Number of Units: 10

Building Size: 3,579 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,173	27,430	114,686
Total Population	3,053	65,536	259,722
Average HH Income	\$65,217	\$106,785	\$93,299





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MULTIFAMILY PROPERTY FOR SALE

ADDITIONAL PHOTOS



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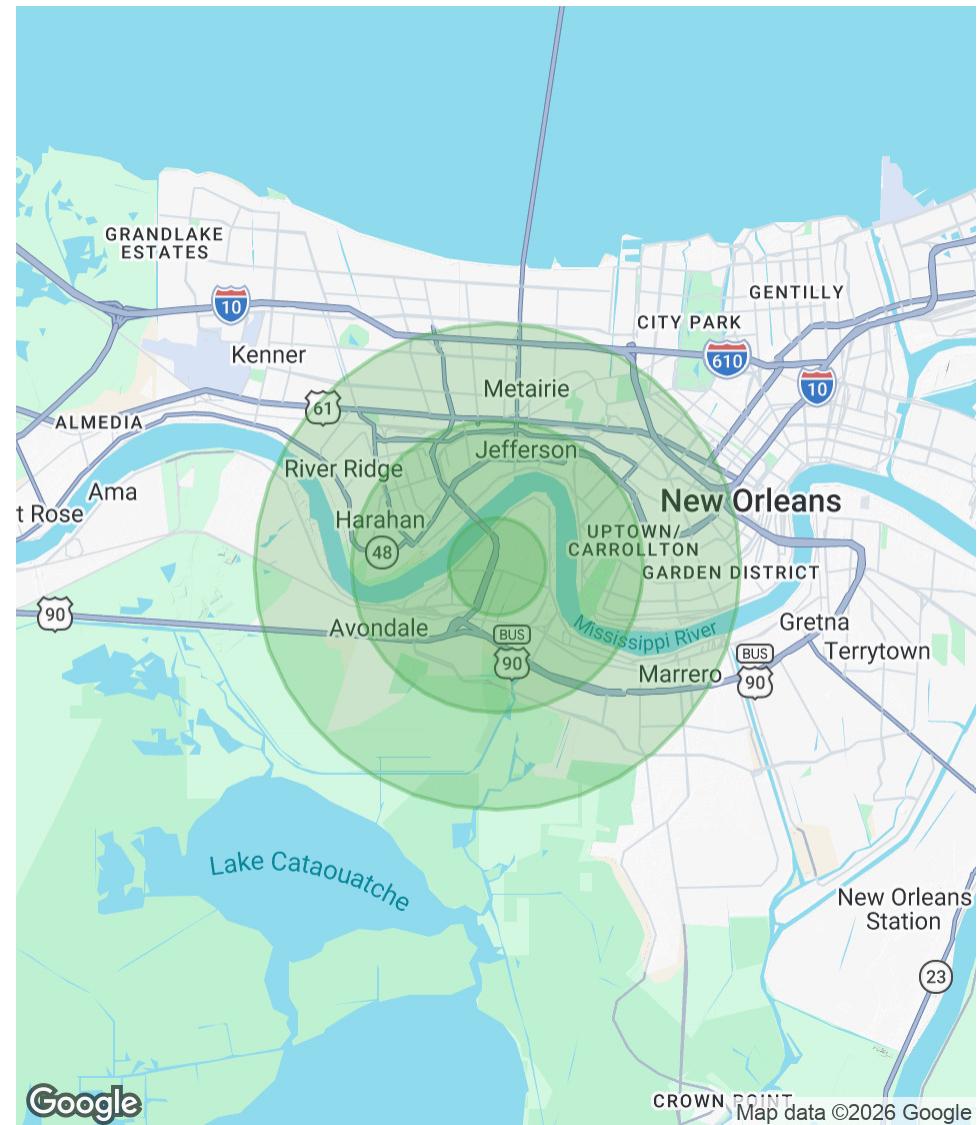
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,053	65,536	259,722
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,173	27,430	114,686
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$65,217	\$106,785	\$93,299
Average House Value	\$175,852	\$481,561	\$421,928

Demographics data derived from AlphaMap



MULTIFAMILY PROPERTY FOR SALE

DEMOGRAPHICS MAP & REPORT