



Play Cenla

1008 Bayou Place
Alexandria, LA 71301

**COMMERCIAL BUILDING
AVAILABLE FOR SALE**

Prepared By:

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PROPERTY HIGHLIGHTS

- 2 Acres
- Building is situated on 1 acre with an additional acre for expansion
- Double insulated walls and ceiling
- 60 Tons of Self Contained Air & Heat Units
- Electrical is equipped and ready for expansion
- Snack Bar fully equipped with Stainless Steel appliances
- 3 Party Rooms
- 2 Bathrooms (Women's with 8 stalls)

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	1
Lot Size:	2 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,158	8,763	15,675
Total Population	5,620	18,928	32,739
Average HH Income	\$38,080	\$53,126	\$49,998

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Building Name	Play Cenla
Property Type	Industrial
APN	2402100801000801
Building Size	12,000 SF
Lot Size	2 Acres
Year Built	2021
Number of Floors	1
Average Floor Size	12,000 SF

The subject property is a ±12,000 SF commercial building situated on two acres in Bayou Place Subdivision, one of Alexandria's newest commercial business parks. Currently functioning as an indoor family entertainment center, the building comes equipped with stainless steel appliances, a fully equipped snack bar, party rooms, arcade games and recreational equipment. It's open concept, self contained air/heat units and electrical system allow for a multitude of alternate uses for the space. The existing building sits on one acre of the property, allowing for expansion on the remaining acre of land.

Other alternatives uses:

Indoor Sports Facility: Basketball, volleyball, pickleball courts or gym

Retail / Commercial: Event venue, retail space or showroom/warehouse

Office/Professional Use: Call Center, Medical

Daycare, Community Center

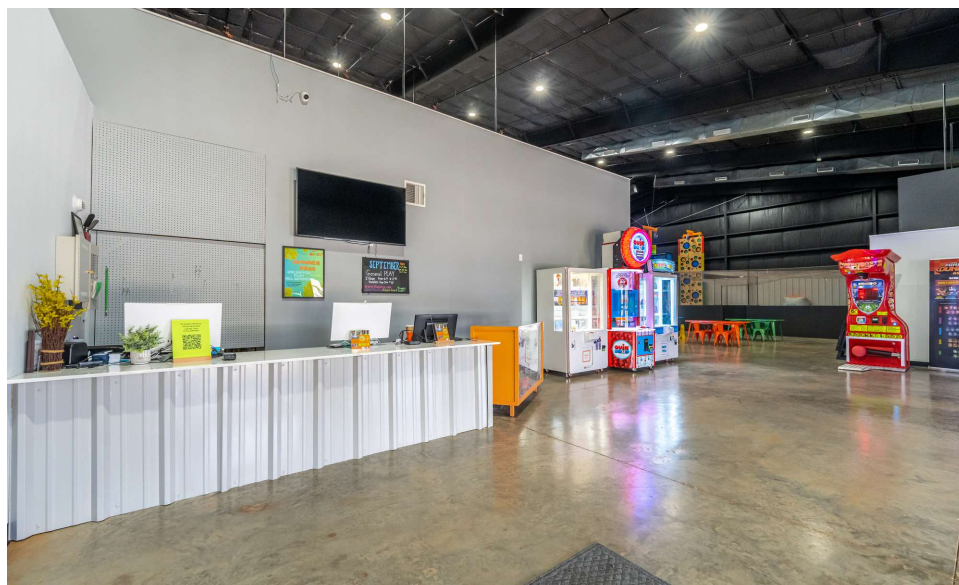
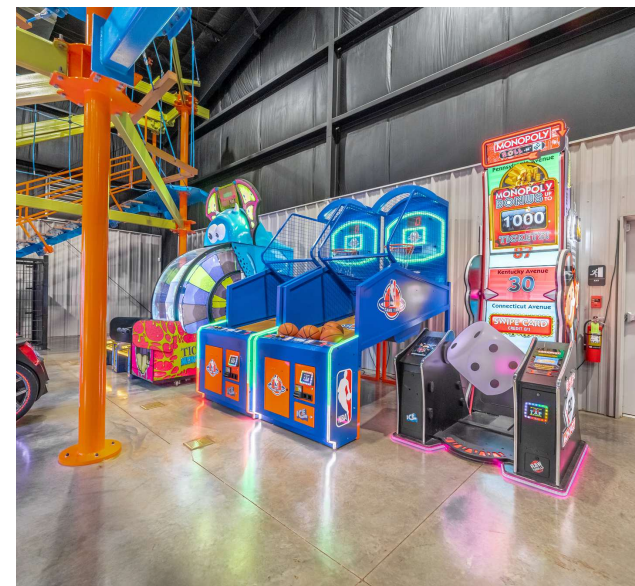
Banquet Hall, Indoor Marketplace



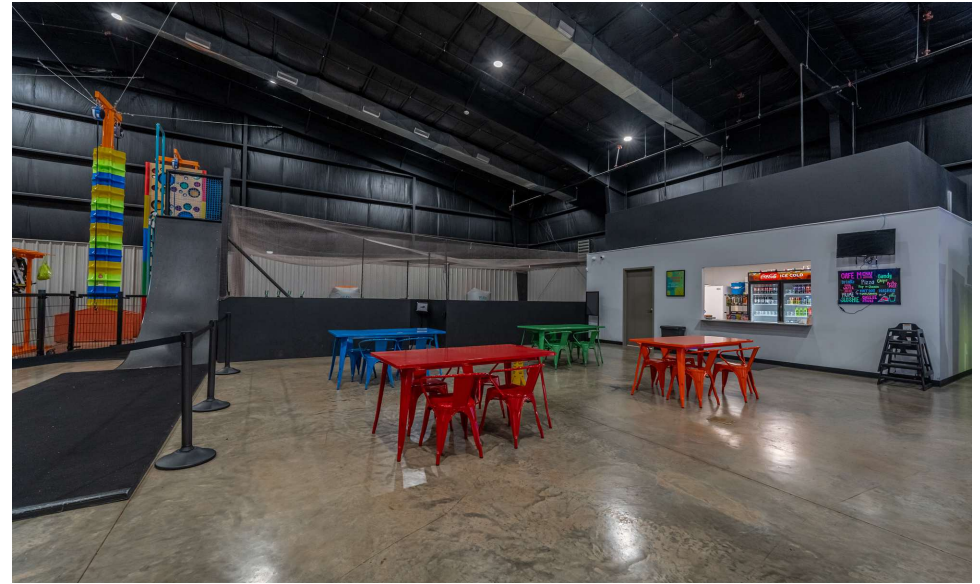
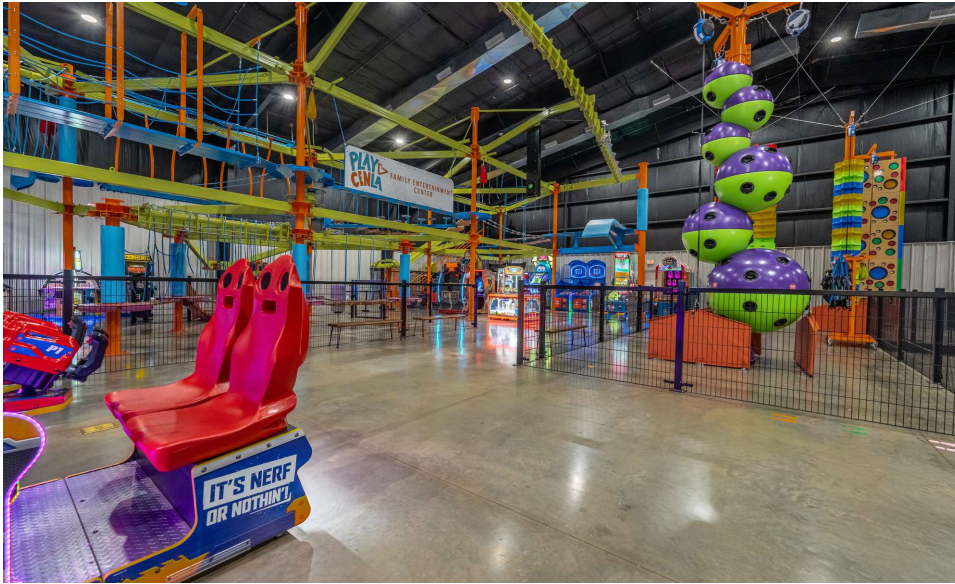
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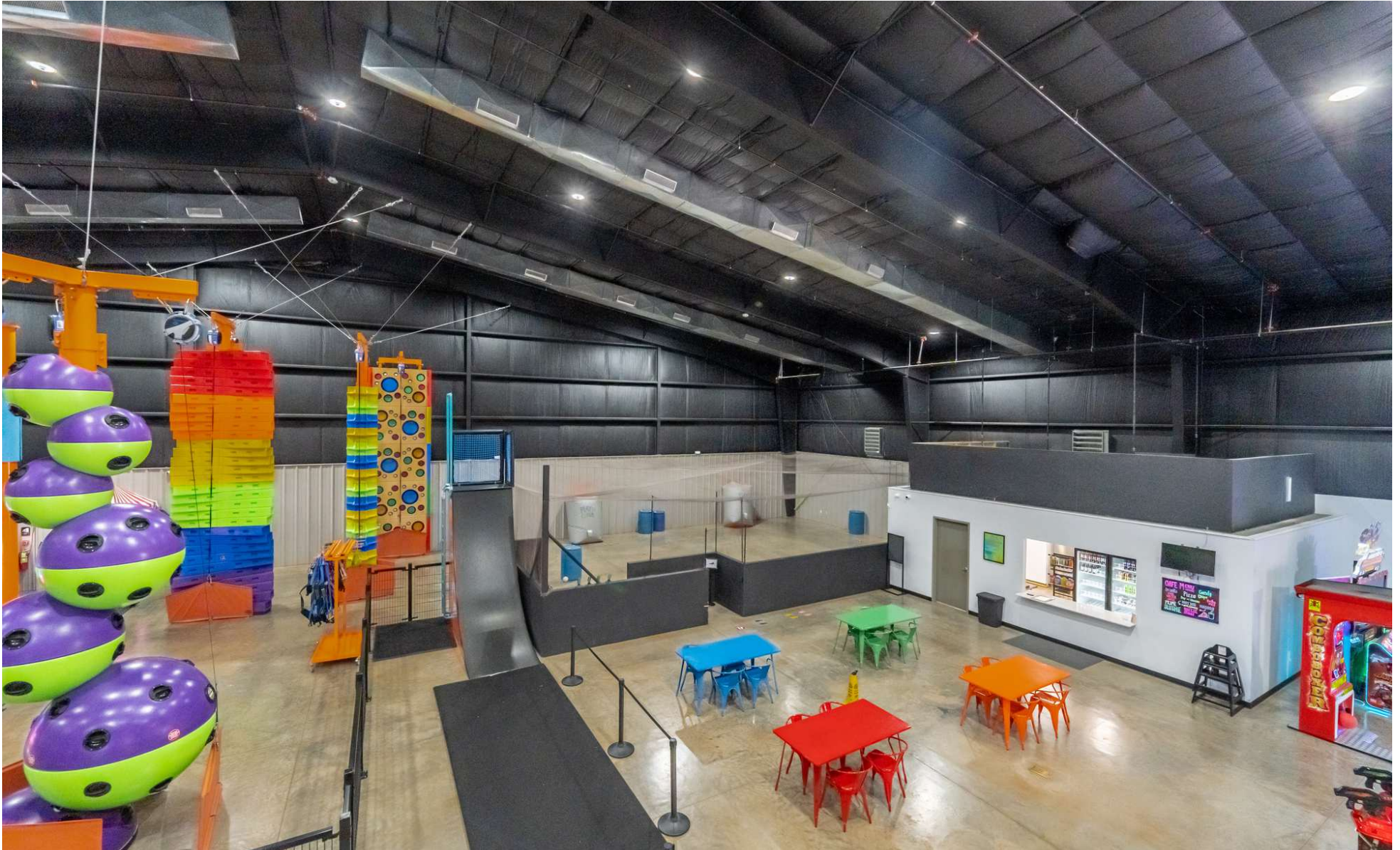
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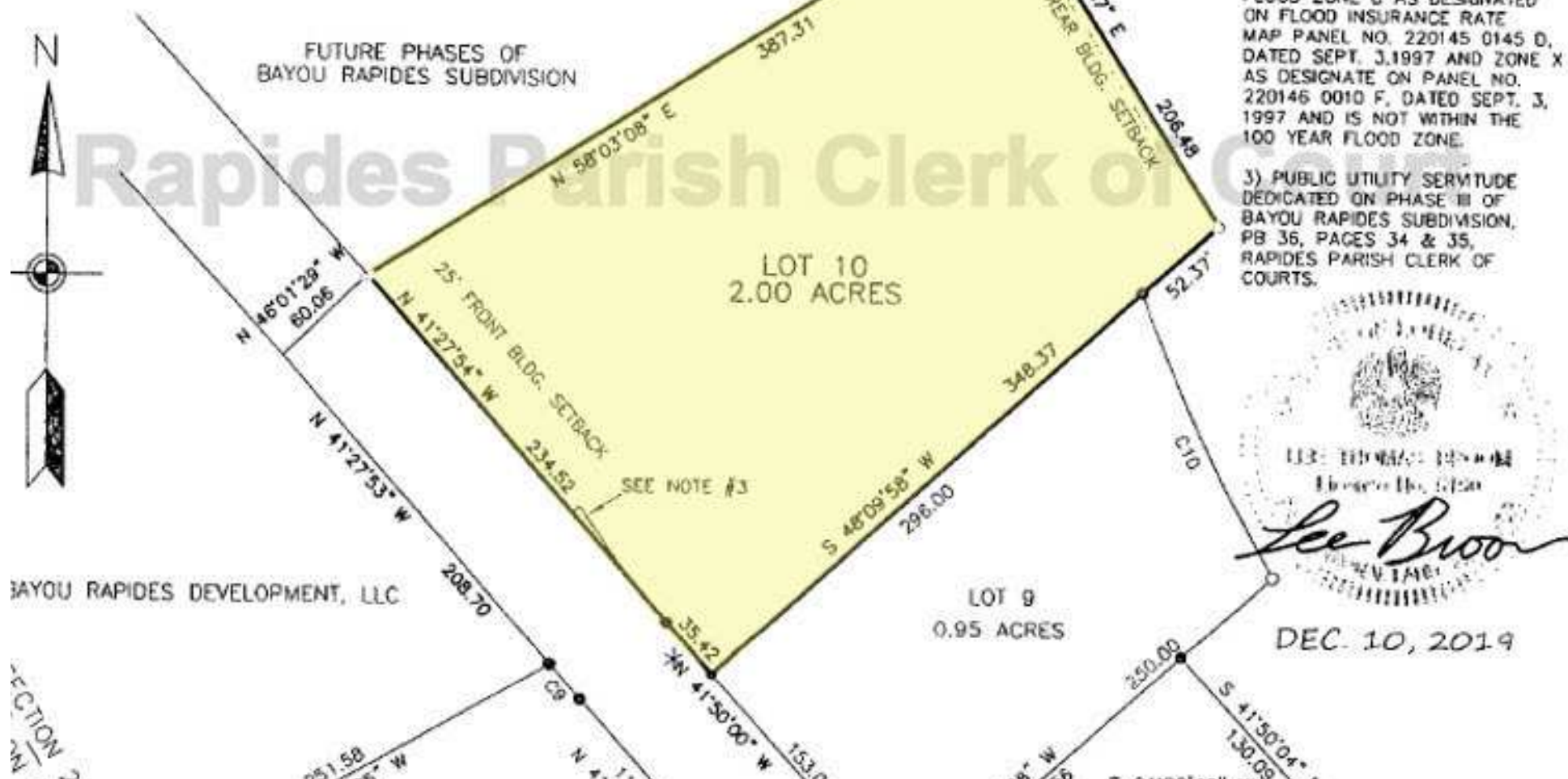
IN HEAVED LINES IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR CLASS "B" SURVEYS AS STIPULATED IN SECTION 2505 OF THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN THE STATE OF LOUISIANA; THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION.

BAYOU RAPIDES DEVELOPMENT, LLC
1009 BAYOU PLACE
ALEXANDRIA, LA 71303

NORTHERLY RIGHT-OF-WAY LINE OF BAYOU PLACE BASED UPON POINTS RECOVERED FROM THE PLAT OF SURVEY FOR BAYOU RAPIDES DEVELOPMENT BY BALLARD & ASSOCIATES, INC. DATED FEBRUARY 13, 2007.

2) THIS SUBDIVISION LIES IN FLOOD ZONE B AS DESIGNATED ON FLOOD INSURANCE RATE MAP PANEL NO. 220145 0145 D, DATED SEPT. 3, 1997 AND ZONE X AS DESIGNATE ON PANEL NO. 220146 0010 F, DATED SEPT. 3, 1997 AND IS NOT WITHIN THE 100 YEAR FLOOD ZONE.

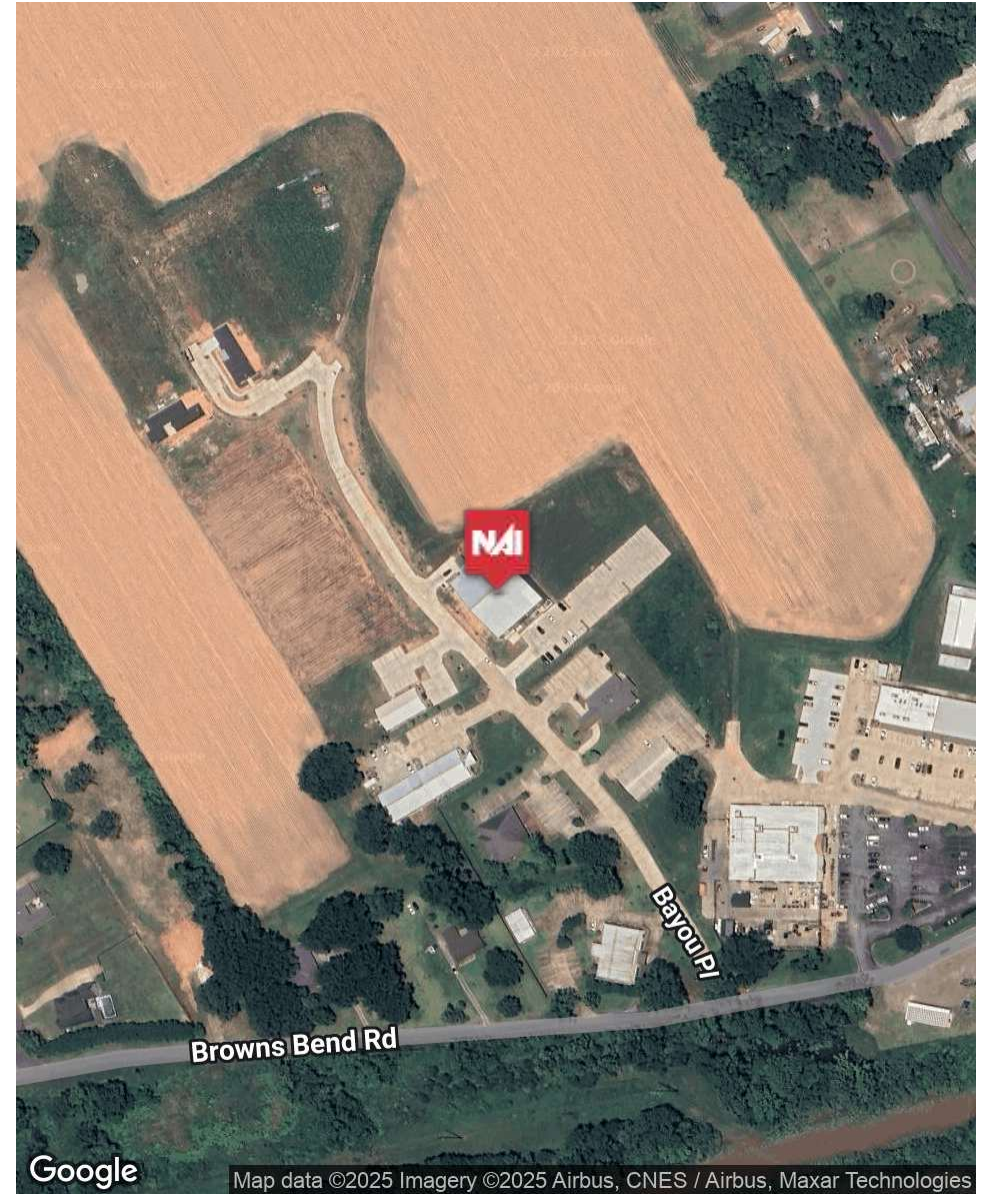
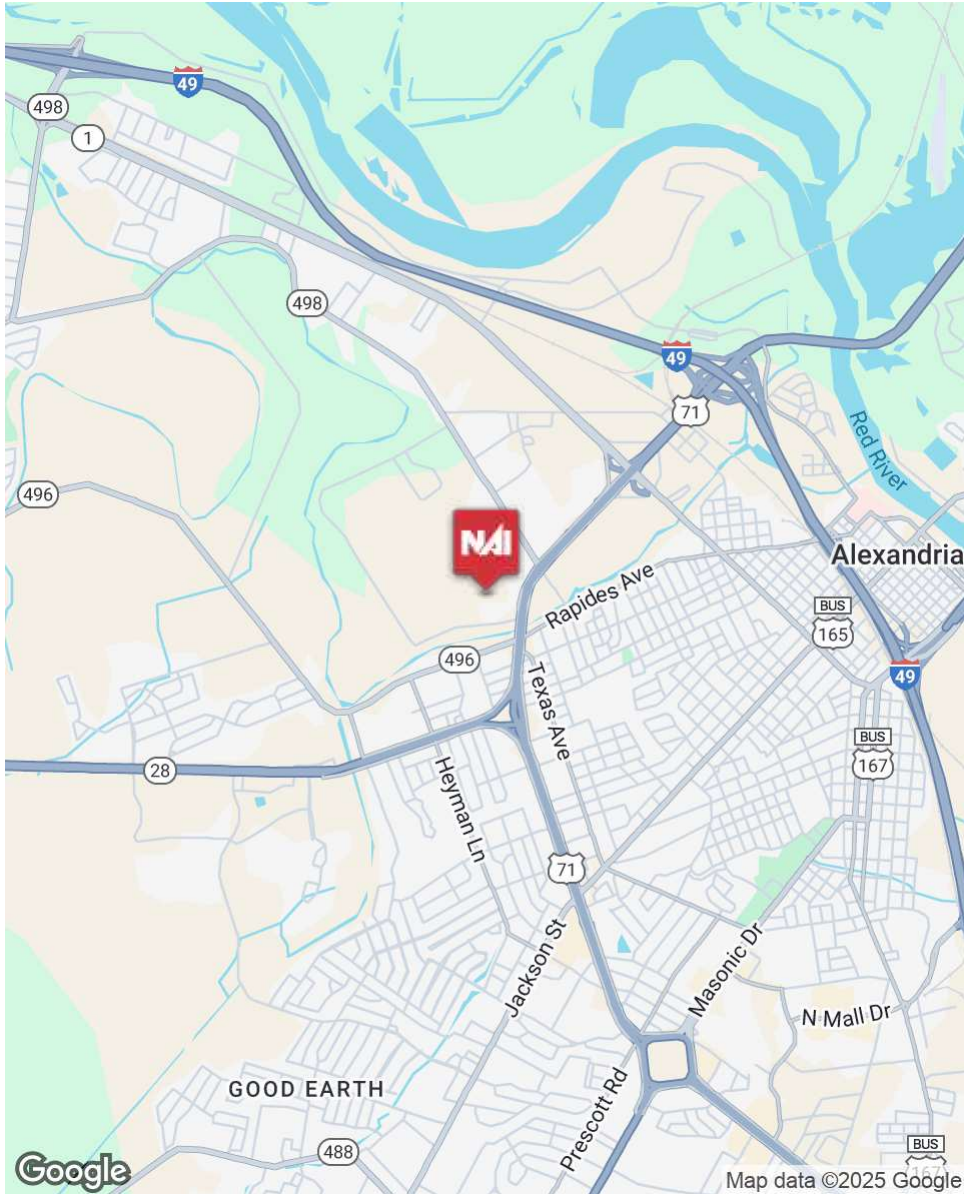
3) PUBLIC UTILITY SERVITUDE DEDICATED ON PHASE III OF BAYOU RAPIDES SUBDIVISION, PB 36, PAGES 34 & 35, RAPIDES PARISH CLERK OF COURTS.



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For More Information:

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