



# FOR SALE - OYO BATON ROUGE - LENDER REO

OFFERED BELOW REPLACEMENT COST WITH PRE-APPROVED FINANCING + 20% DOWN PAYMENT

9999 Gwenadele Ave, Baton Rouge, LA 70816

**Salman (Sam) Tabani**  
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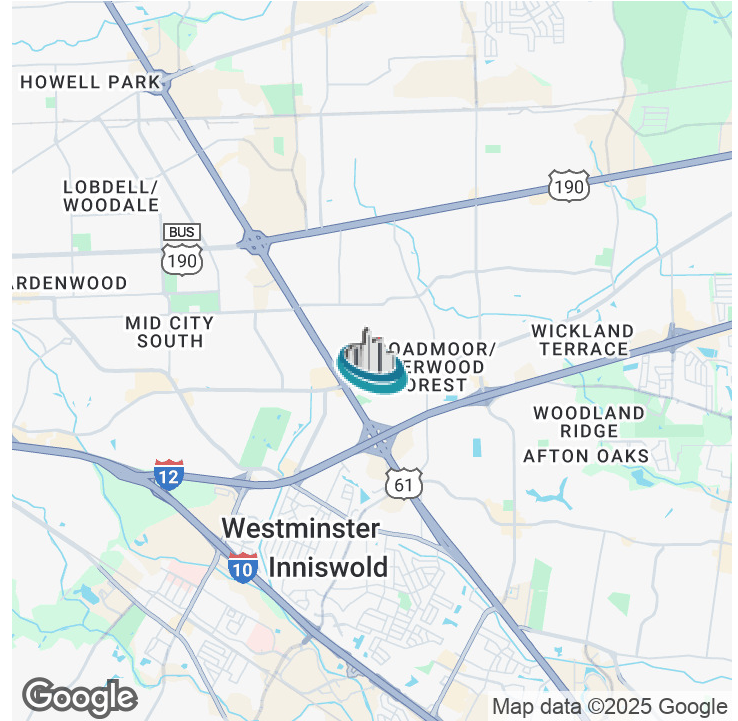
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# OYO BATON ROUGE EAST I-12 LENDER REO

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## Executive Summary



### OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Building Size:	48,614 SF
Lot Size:	108,100 SF
Number of Rooms:	130
Cap Rate:	9.73%
NOI:	\$194,524
Year Built:	1994
Renovated:	2007
Zoning:	C-AB-2

### PROPERTY OVERVIEW

Discover a prime investment opportunity with OYO Hotel Baton Rouge, strategically situated on East I-12. The property offers high visibility and convenient access for travelers, making it a lucrative asset in Baton Rouge's thriving hospitality market. Featuring multiple amenities, spacious guest rooms, and efficient operations, the hotel appeals to both leisure and business travelers looking for comfort, safety, and value. The location benefits from proximity to major highways, local attractions, and corporate hubs, ensuring steady occupancy and revenue streams.

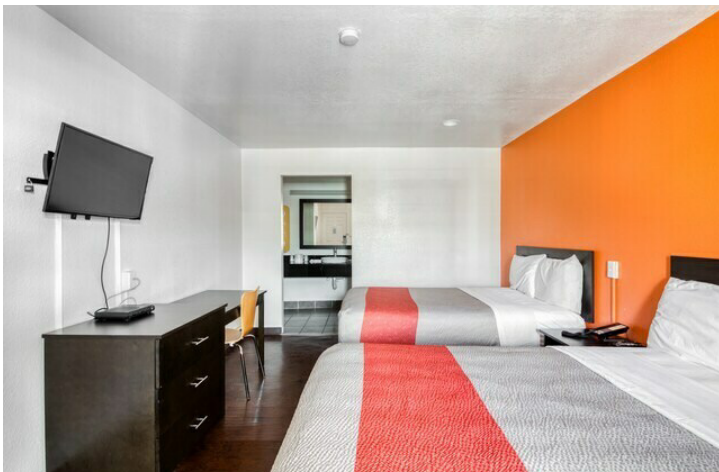
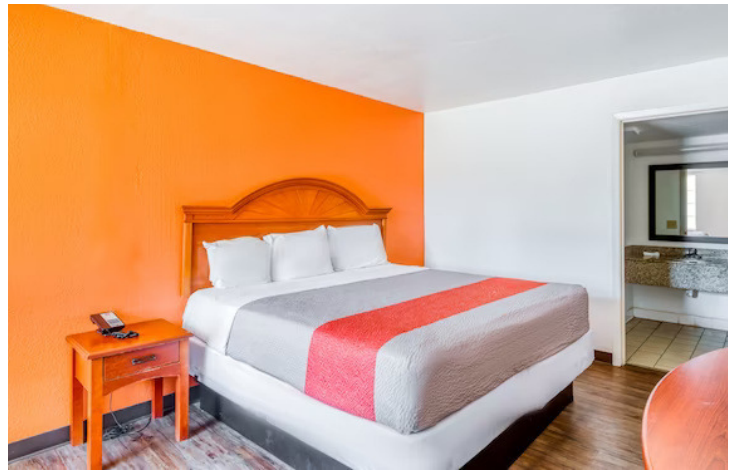
With a strong brand presence and scalable management systems, OYO Hotel Baton Rouge presents an attractive opportunity for investors seeking consistent cash flow and long-term growth. Owner/operators will appreciate the streamlined operations, established reputation, and potential for operational enhancements. Whether expanding an existing portfolio or entering the Baton Rouge market, this property offers a compelling combination of location, branding, and profitability. Secure your foothold in Louisiana's vibrant hospitality scene today.



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Additional Photos

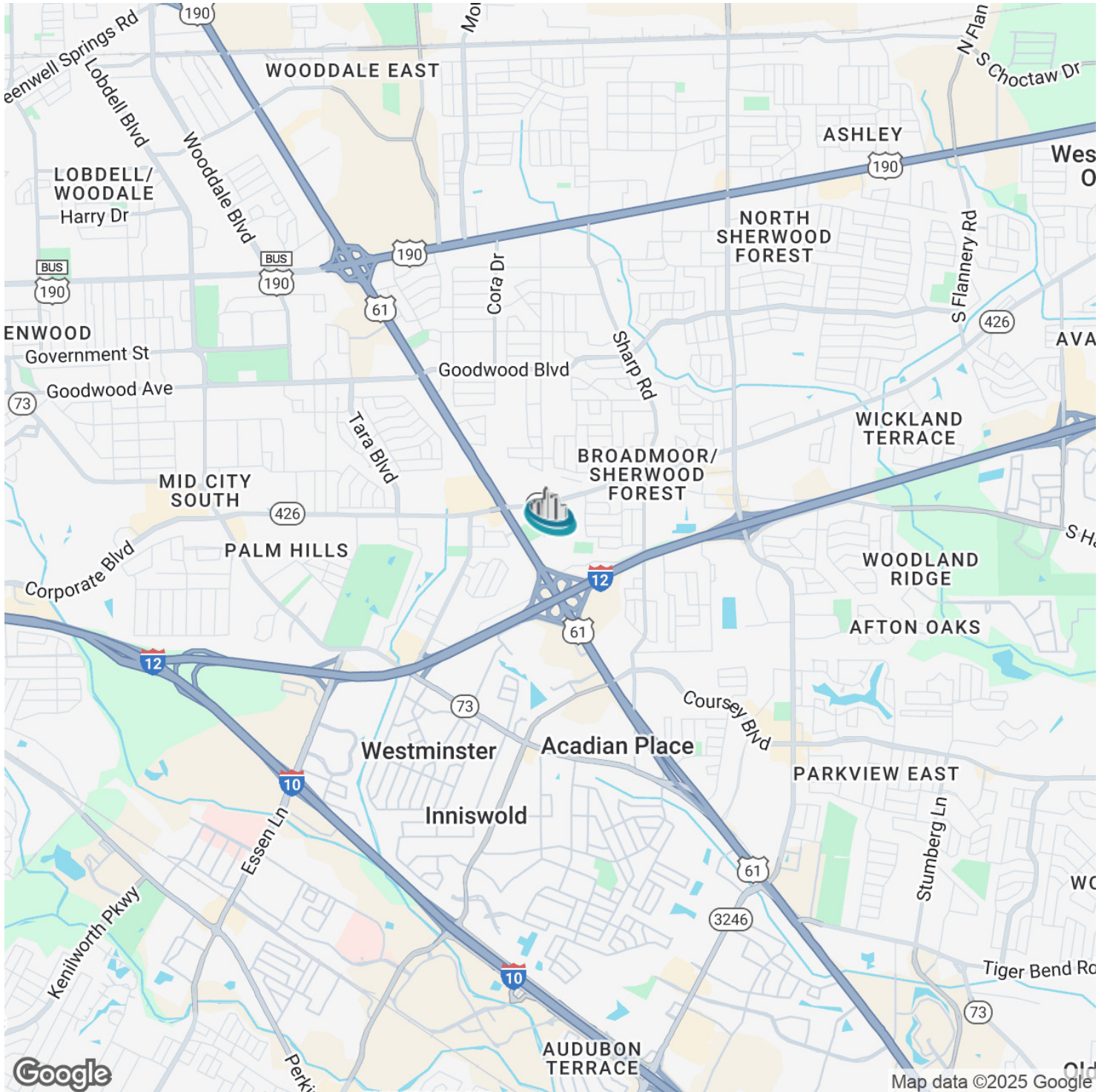




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Location Map

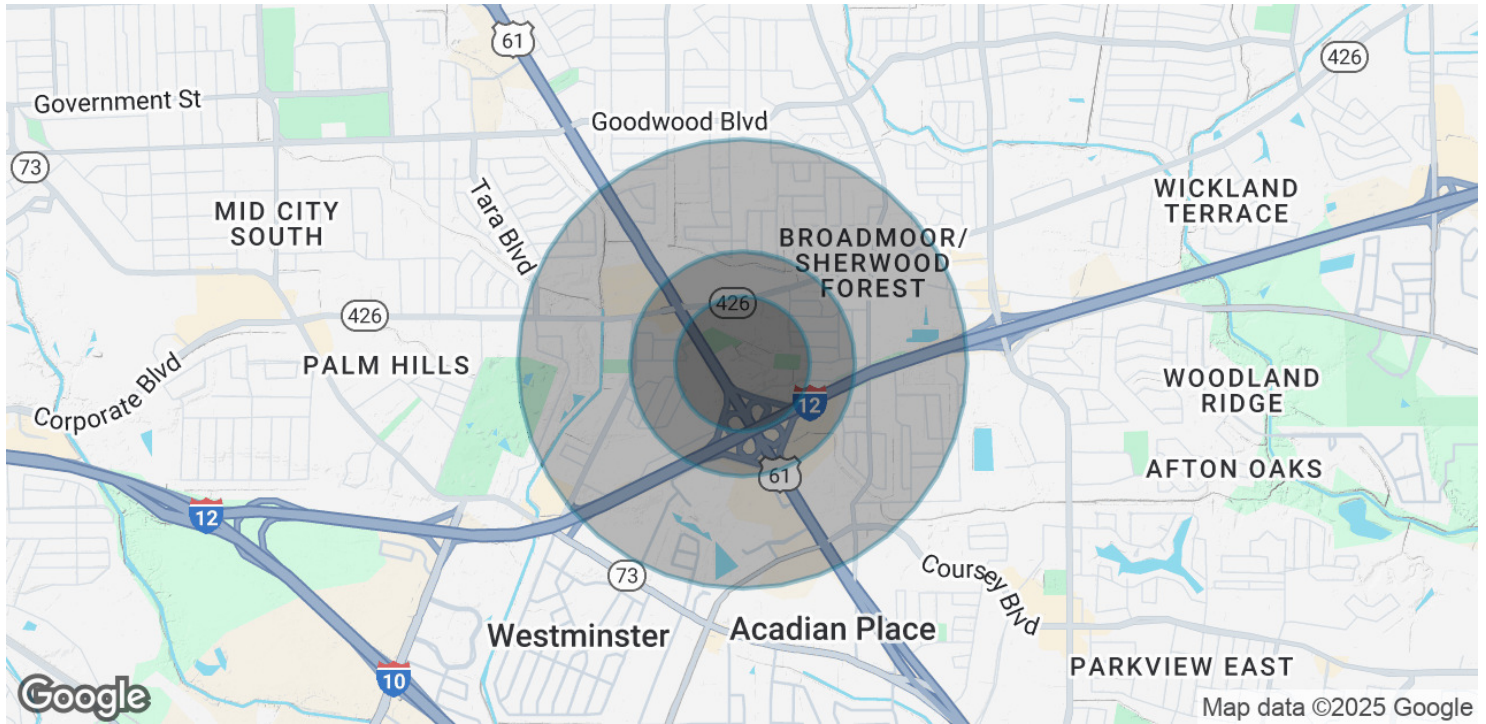




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## Demographics Map & Report



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	292	1,331	8,012
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	609	3,608
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$89,892	\$89,781	\$95,571
Average House Value	\$238,936	\$246,718	\$260,302

Demographics data derived from AlphaMap



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