

## OFFICE FOR SALE

### BUILDING INFORMATION

- 4,811 SF
- 2 Story

### SALE PRICE

- \$410,000

### PROPERTY OVERVIEW

Introducing a versatile mixed-use building situated in the heart of Marrero, Louisiana. This 2-story property features a spacious flat parking lot in the front, providing 10 conveniently striped spaces for ample parking.

The building itself offers a variety of functional spaces, making it suitable for a range of purposes. Inside, you'll find approximately 5 well-appointed private offices and 3 large open workspaces. The building is equipped with 3 full gender-neutral bathrooms and 1 half gender-neutral restroom, catering to the needs of employees and clients alike. A well-equipped kitchen area provides the convenience of on-site meal preparation, while a dedicated storage area ensures ample space for inventory or supplies. This mixed-use property presents an exceptional opportunity for businesses seeking a versatile space. Whether it's office-based operations, collaborative work environments, or a combination of both, this property offers the flexibility to adapt to your unique business requirements.

Located in the vibrant City of Marrero, Louisiana, this building benefits from its central position, providing easy access to amenities and attracting both foot traffic and potential customers. Don't miss the chance to establish your presence in this thriving area by making this mixed-use building your own.

### LAND INFORMATION

- 6,492 SF
- Zoning C-2
- 10 Parking Spaces





SUMMARY

AREA OVERVIEW

PROPERTY PHOTOS

FLOOR PLANS

DEMOGRAPHICS





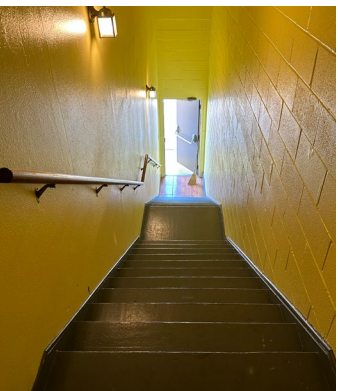
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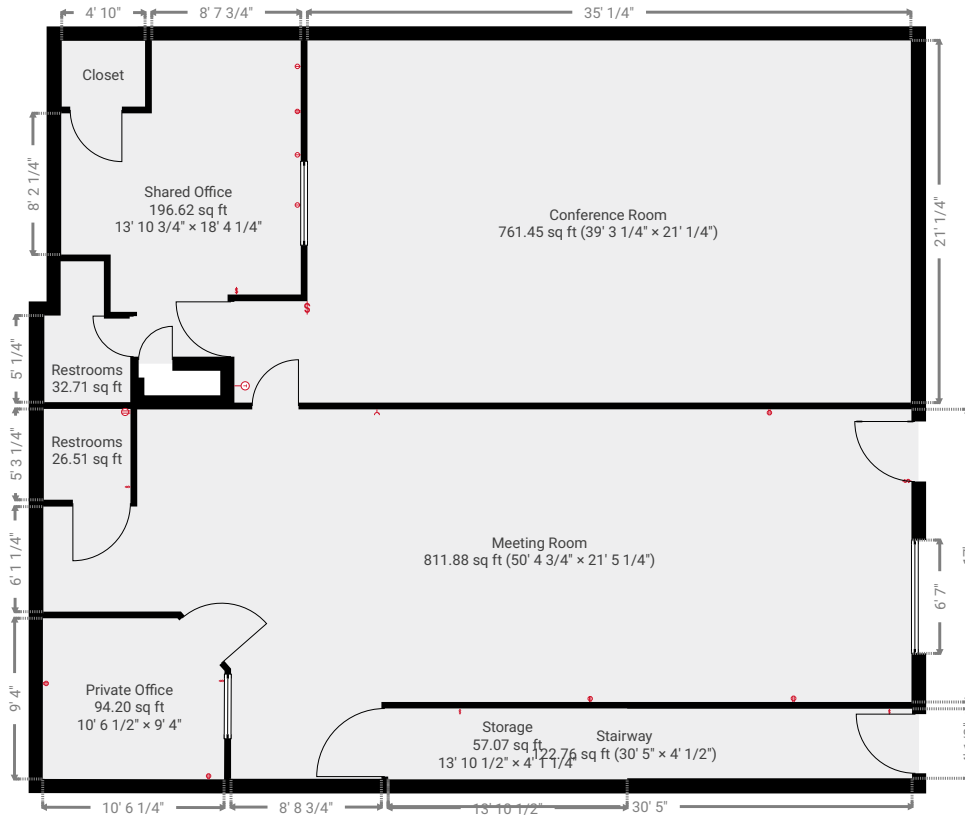
**FLOOR PLANS**

DEMOGRAPHICS

## 1<sup>ST</sup> FLOOR PLAN

Click Image for Larger View

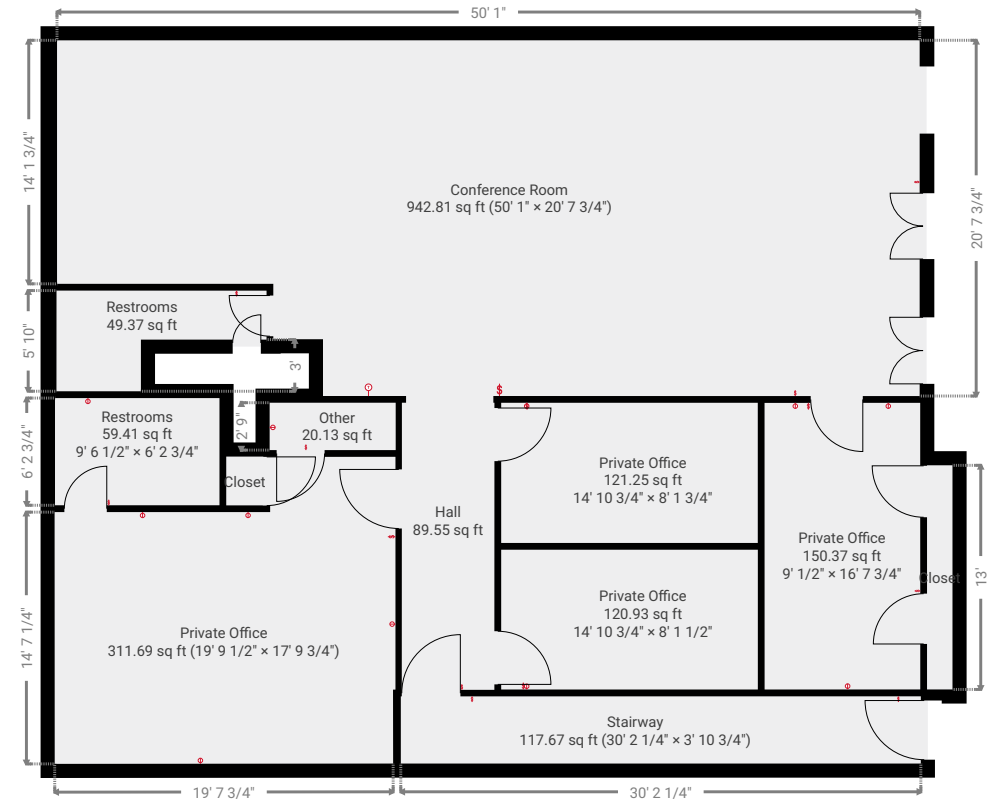
**TOTAL AREA: 2292.06 sq ft • LIVING AREA: 2181.53 sq ft • ROOMS: 9**



## 2<sup>ND</sup> FLOOR PLAN

Click Image for Larger View

**TOTAL AREA: 2266.58 sq ft • LIVING AREA: 2266.58 sq ft • ROOMS: 12**





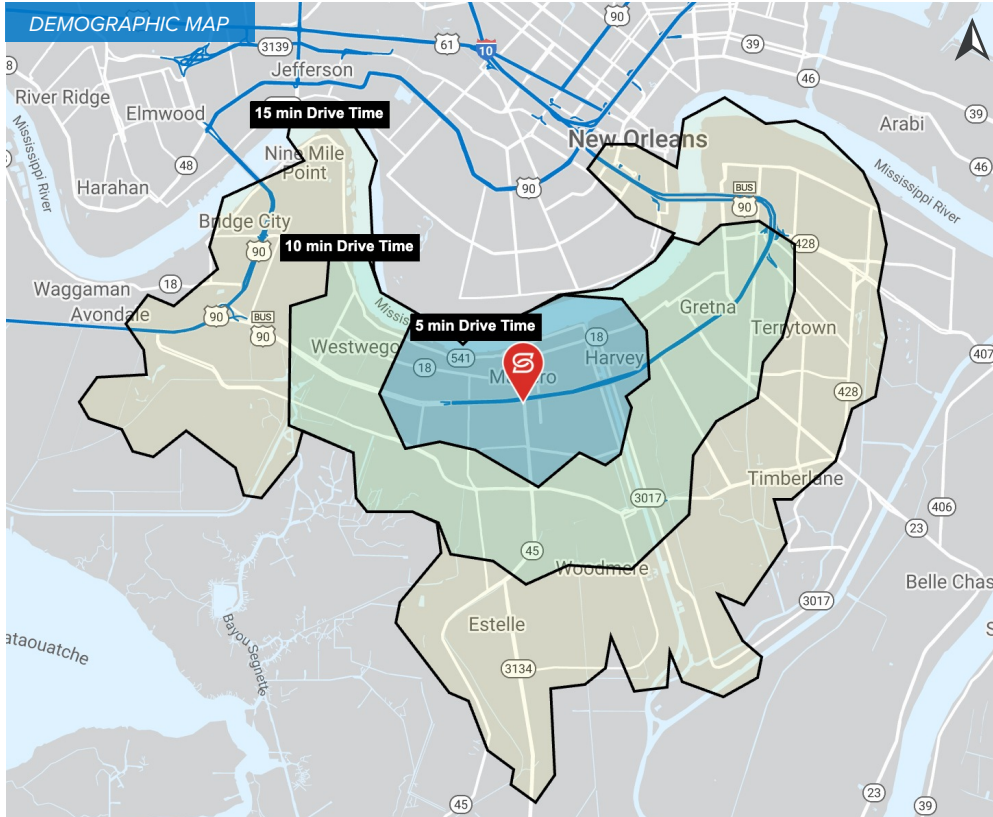
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## 2023 DRIVE TIME DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN	5 MIN	10 MIN	15 MIN		
 POPULATION	23,337	86,335	186,900	 AVG. HH INCOME	\$64,893	\$70,453	\$75,694	 HOUSEHOLDS	10,103	34,490	74,567