



FOR SALE

506 Water St

MADISONVILLE, LA 70447



PROPERTY ONE

CAMDEN ST. ROMAIN
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 506 Water St, Madisonville, LA, 70447. This impressive 5,000 SF building is tailored to meet the needs of office building investors or a potential user. A scenic location in this desirable market fits well with the executive office design of the building. This building has a strong history of occupancy.

OFFERING SUMMARY

Sale Price:	\$1,543,000
Building Size:	5,000 SF
NOI:	\$107,956.00
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	620	6,079	19,613
Total Population	1,653	15,184	49,893
Average HH Income	\$146,298	\$145,351	\$137,348

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5,000 SF well maintained office building
- Frontage on the Tchefuncte River
- Executive Offices to fit multiple business uses
- Walkable location to nearby Madisonville businesses
- Easy access to Covington, Mandeville, and New Orleans
- Strong history of occupancy
- 14 Executive Offices, 2 kitchens, 2 bathrooms, and 1 conference room
- Renovated in 2022

RENT ROLL

SUITE	TENANT NAME	ANNUAL RENT	LEASE START	LEASE END
1A	Tenant 1	\$12,000	5/24	4/27
1A	Tenant 1	\$6,000	5/24	4/27
1D	Tenant 2	\$10,200	5/24	4/27
1B	Tenant 3	\$9,600	1/26	1/27
1B	Tenant 3	\$10,200	1/26	1/27
1B	Tenant 3	\$9,600	1/26	1/27
2B	Pending Tenant	\$10,200	-	-
2C	Tenant 5	\$12,000	9/25	8/28
2B	Pending Tenant	\$10,200	-	-
2C	Tenant 5	\$9,600	9/25	8/28
2C	Tenant 5	\$4,800	9/25	8/28
2C	Tenant 5	\$10,200	9/25	8/28
2C	Tenant 5	\$10,200	9/25	8/28
2E	Tenant 6	\$8,100	10/21	9/27
2E	Tenant 7	\$8,100	10/21	9/27
TOTALS		\$141,000		

INCOME & EXPENSES

INCOME SUMMARY		WATER ST OFFICE BUILDING
Annual Rent		\$141,000
GROSS INCOME		\$141,000
EXPENSES SUMMARY		WATER ST OFFICE BUILDING
Property Taxes		\$10,898
Property Insurance		\$12,123
Flood Insurance		\$5,023
Water/Sewer/Garbage		\$1,500
Electricity		\$3,500
OPERATING EXPENSES		\$33,044
NET OPERATING INCOME		\$107,956

ADDITIONAL PHOTOS



CITY INFORMATION



MADISONVILLE, LA

Madisonville, Louisiana, is a charming, historic small town nestled along the scenic Tchefuncte River in St. Tammany Parish on the Northshore of Lake Pontchartrain. Known for its preserved maritime heritage, well-maintained historic buildings, and vibrant waterfront community, Madisonville offers a peaceful, small-town atmosphere with easy access to regional amenities and outdoor recreation.

Madisonville provides convenient connectivity to New Orleans (via the Causeway), Covington, Mandeville, and Slidell. This positions it ideally for professionals and businesses seeking a balance between suburban tranquility and proximity to the Greater New Orleans metropolitan area's economic opportunities. The broader St. Tammany Parish region continues to attract growth and investment, benefiting from Louisiana's strong momentum in job creation and capital projects.

For commercial office users, Madisonville presents a rare opportunity in a tight, high-quality market with limited inventory. The town offers a professional setting amid natural beauty, appealing to medical, legal, financial, insurance, and service-oriented tenants who value accessibility, community character, and a productive work environment away from urban congestion. Madisonville remains poised for measured, quality growth—making it an excellent location for an office building serving tenants and clients.

This prestigious Northshore address combines historic charm, economic strength, and lifestyle advantages to deliver long-term value for owners and occupants alike.

LOCATION MAP

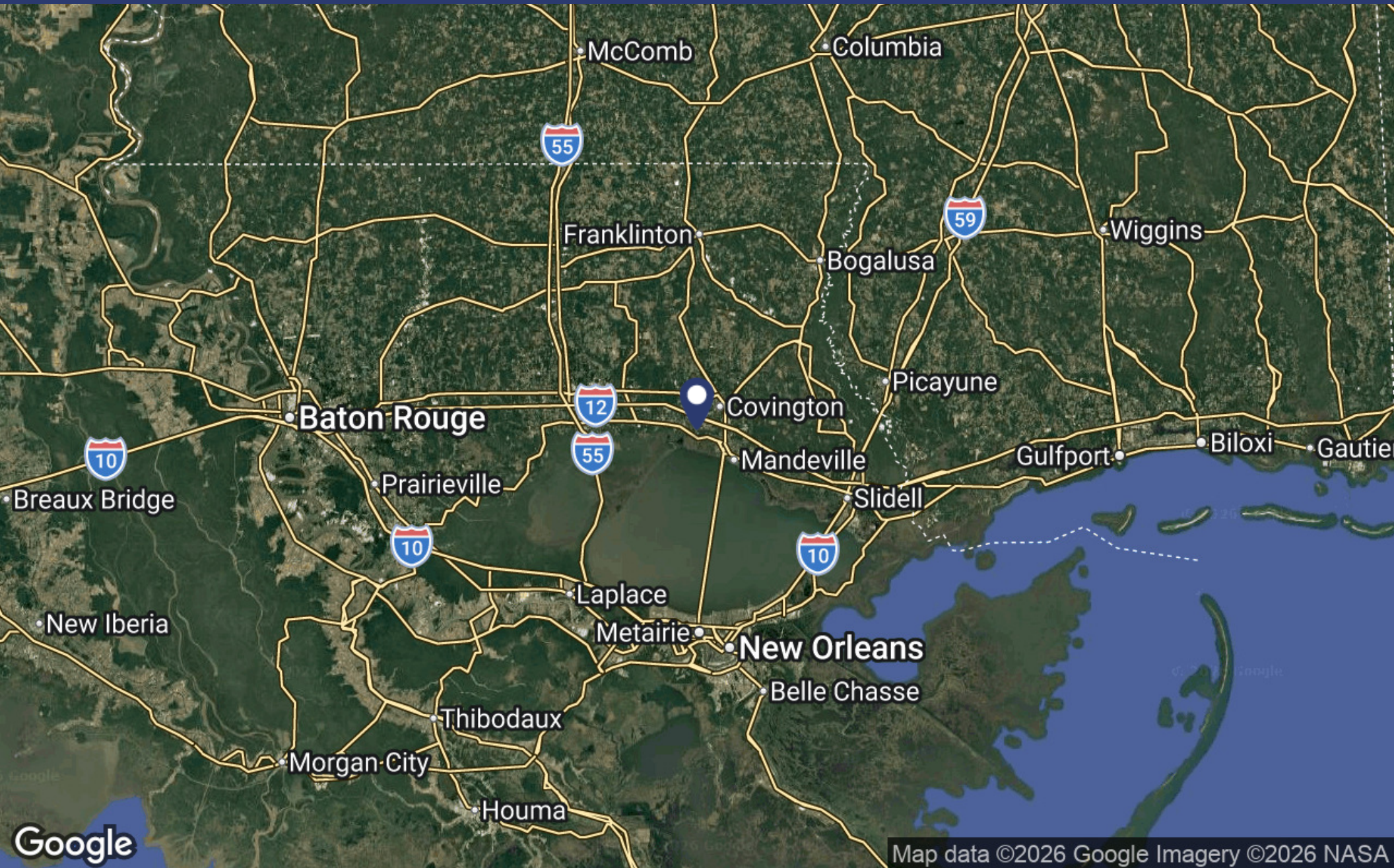


Google

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AERIAL MAP



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Map data ©2026 Google Imagery ©2026 NASA

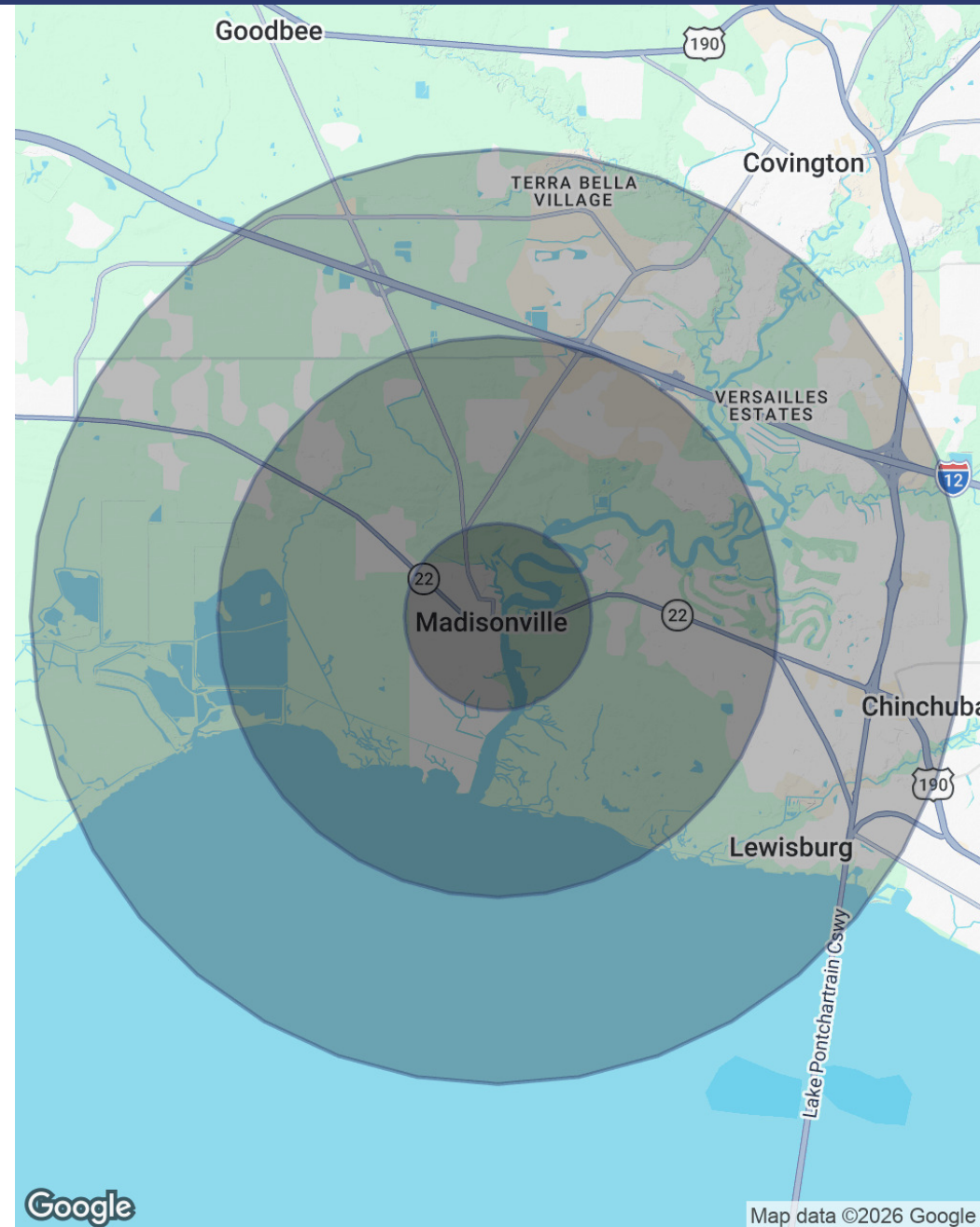


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,653	15,184	49,893
Average Age	41.9	43.1	43.2
Average Age (Male)	38.6	40.7	40.7
Average Age (Female)	43.0	44.4	44.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	620	6,079	19,613
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$146,298	\$145,351	\$137,348
Average House Value	\$476,836	\$475,058	\$428,814

2023 American Community Survey (ACS)



PRESENTED BY

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