



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

PRODUCTION BUILDING

127 SAINT JOHN ST, MONROE, LA 71201

6,034 SF



OFFERING SUMMARY

Sale Price:	\$600,000
Building Size:	6,034 SF
Lot Size:	0.496 Acres

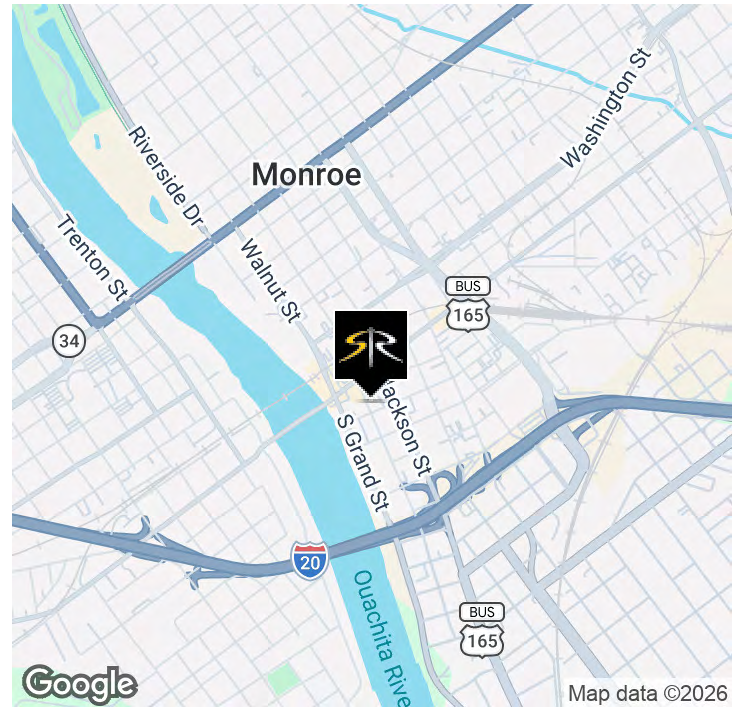
PROPERTY HIGHLIGHTS

Class A CBD Retail / Office

- Building: 6,034 SF
- 25 Dedicated Off-Street Parking Spaces
- Well Maintained – All Infrastructure Regularly Serviced & Logged
- Year Built: 1960s
- Flood Zone "X" (No Flood)
- Zoned CBD (Central Business District)

Additional details including photos, aerials, floor plans, site plans and infrastructure specs are coming soon.

Please contact agent for more details and to schedule a tour.



MATTHEW SHIRLEY
Associate Broker
225.907.5214
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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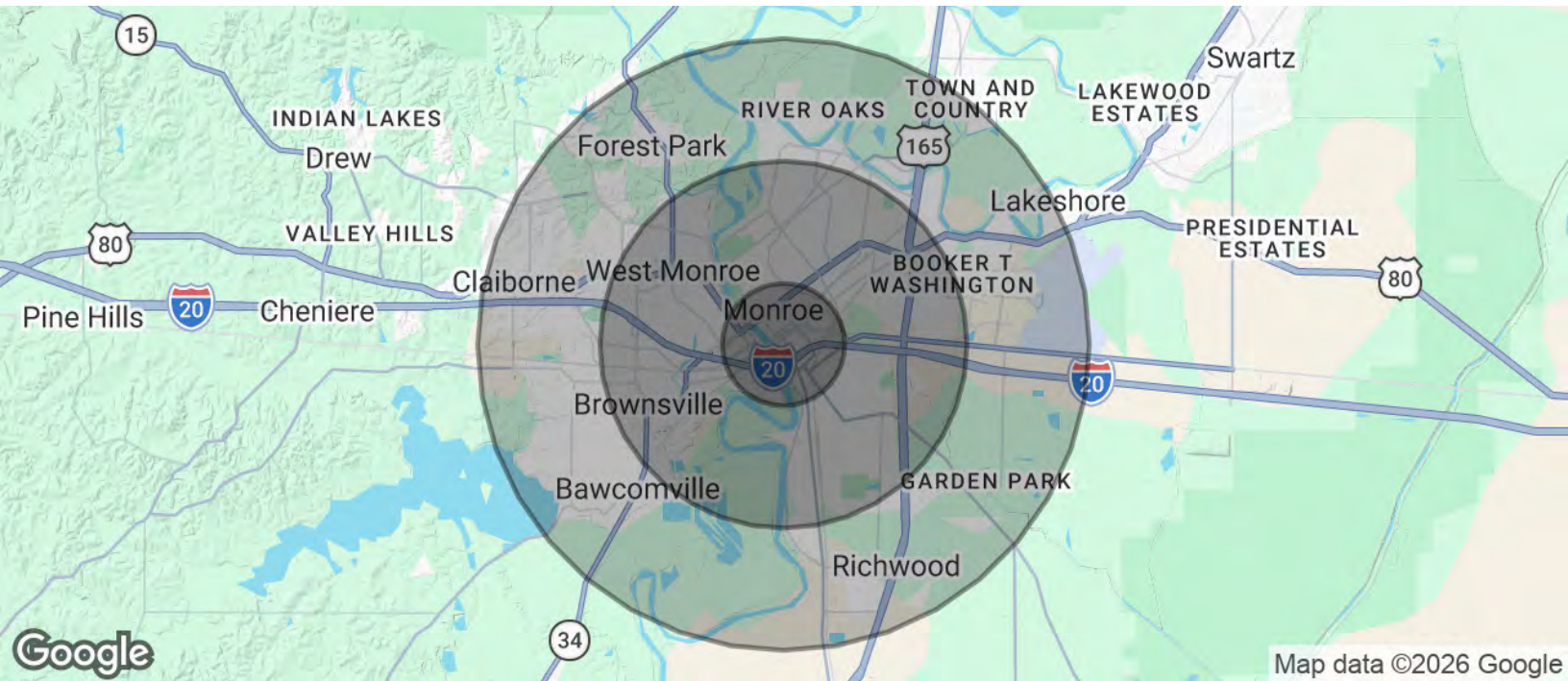
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,171	44,513	87,363
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,174	18,465	34,688
# Of Persons Per HH	2.4	2.4	2.5
Average HH Income	\$46,078	\$53,947	\$60,162
Average House Value	\$164,896	\$171,421	\$194,453

Demographics data derived from AlphaMap

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