

Renovated Office Buildings For Sale

1714 & 1716 Erin Street, Jackson, LA 70748

PROPERTY SUMMARY



Property Description

1714 & 1716 Erin Street presents a rare opportunity to acquire two standalone office buildings in Jackson, Louisiana. Situated on a combined ± 0.52 -acre lot, the property includes $\pm 1,100$ SF (corner building) and $\pm 1,350$ SF (inline building), offering flexibility for a variety of users. The buildings have recently undergone a full interior and exterior remodel for daycare use and are now vacant, allowing for immediate occupancy.

The layout and recent improvements make the property well-suited for professional office users, medical services, or continued childcare operations. With two separate structures, the site provides optionality for an owner-user to occupy one building while leasing the other, or for a single user to utilize both.

Located just outside the Jackson Historic District, the property benefits from proximity to one of the most well-preserved historic town centers in Southeast Louisiana, just north of Baton Rouge.

Cade Bogan

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Offering Summary

Sale Price:	\$215,000
Lot Size:	0.52 Acres
Building Size:	2,450 SF

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	107	1,601	5,662
Total Population	960	7,274	18,432
Average HH Income	\$54,194	\$94,690	\$112,105



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ADDITIONAL PHOTOS



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LOCATION MAP



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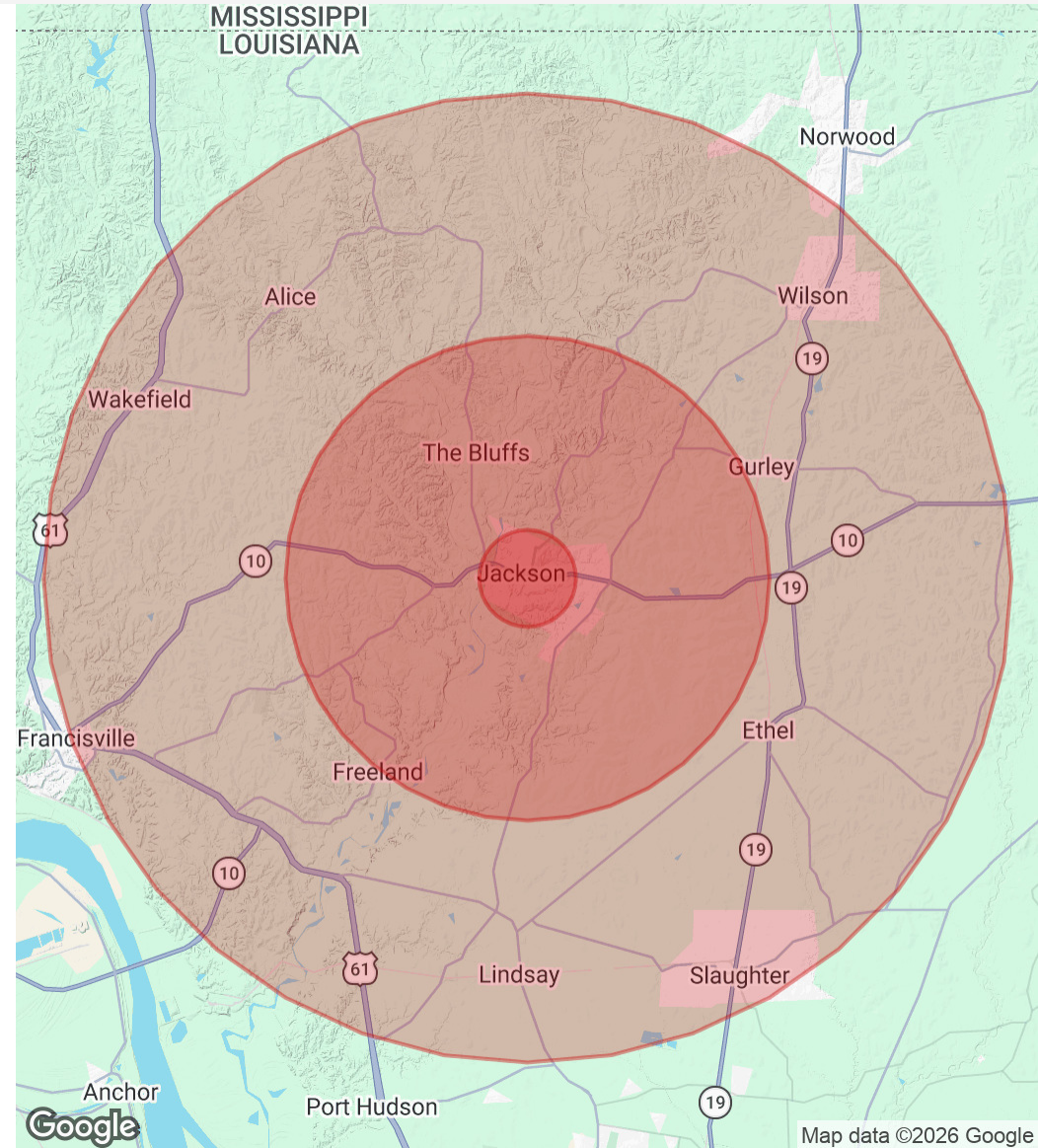
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	960	7,274	18,432
Average Age	40.3	44.0	44.0
Average Age (Male)	39.6	43.2	41.9
Average Age (Female)	45.1	46.0	44.8

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	107	1,601	5,662
# Of Persons Per HH	9.0	4.5	3.3
Average HH Income	\$54,194	\$94,690	\$112,105
Average House Value	\$129,258	\$203,165	\$266,786

2023 American Community Survey (ACS)



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