



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

WOLFE CREEK OFFICES FOR SALE

11715 BRICKSOME AVE, BATON ROUGE, LA 70816

3,016 TOTAL SF

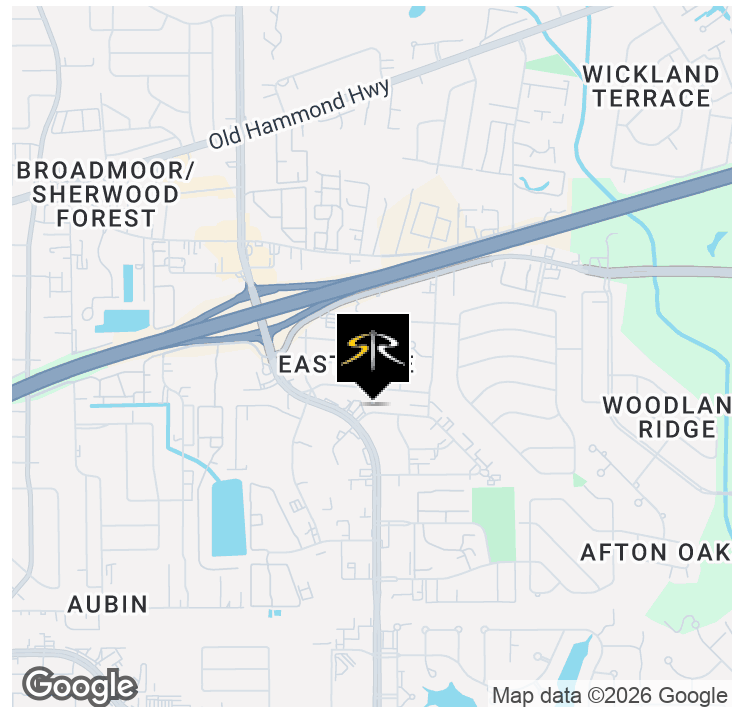


OFFERING SUMMARY

Total Sale Price: (4 Units)	\$280,000
Total SF:	3,016 SF
Typical Unit Size:	754 SF

PROPERTY HIGHLIGHTS

- Wolfe Creek Offices for Sale:
- **Office Suites: A-2, A-6, B-5, B-7**
- Bite Size Investment Opportunity: Can be bought Individually or as a Package
- **Front Units: \$75,000 each | Rear Units: \$65,000 each**
- Utilities Individually Metered
- CAM Expense: \$100/mo. per Unit. Included: Water/Sewer, Dumpster, Outdoor Lighting, Building Insurance (studs out), Liability Insurance and Ground Maintenance
- Total square footage (4 Units) 3,016 SF
- Typical Unit: 754 SF; 2 Large Offices, Reception, small Kitchenette
- Fully Occupied, except 1 Unit (B-5). Rent Roll Available Upon Request
- Located in Quiet, Office Park off of S. Sherwood Forest Blvd.
- Close proximity to I-12, Restaurants, Professional Offices & Businesses
- Perfect for Counseling, Attorney, Financial, or any Sole Practitioner or Investor



MIKE STINSON, CCIM

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AERIAL

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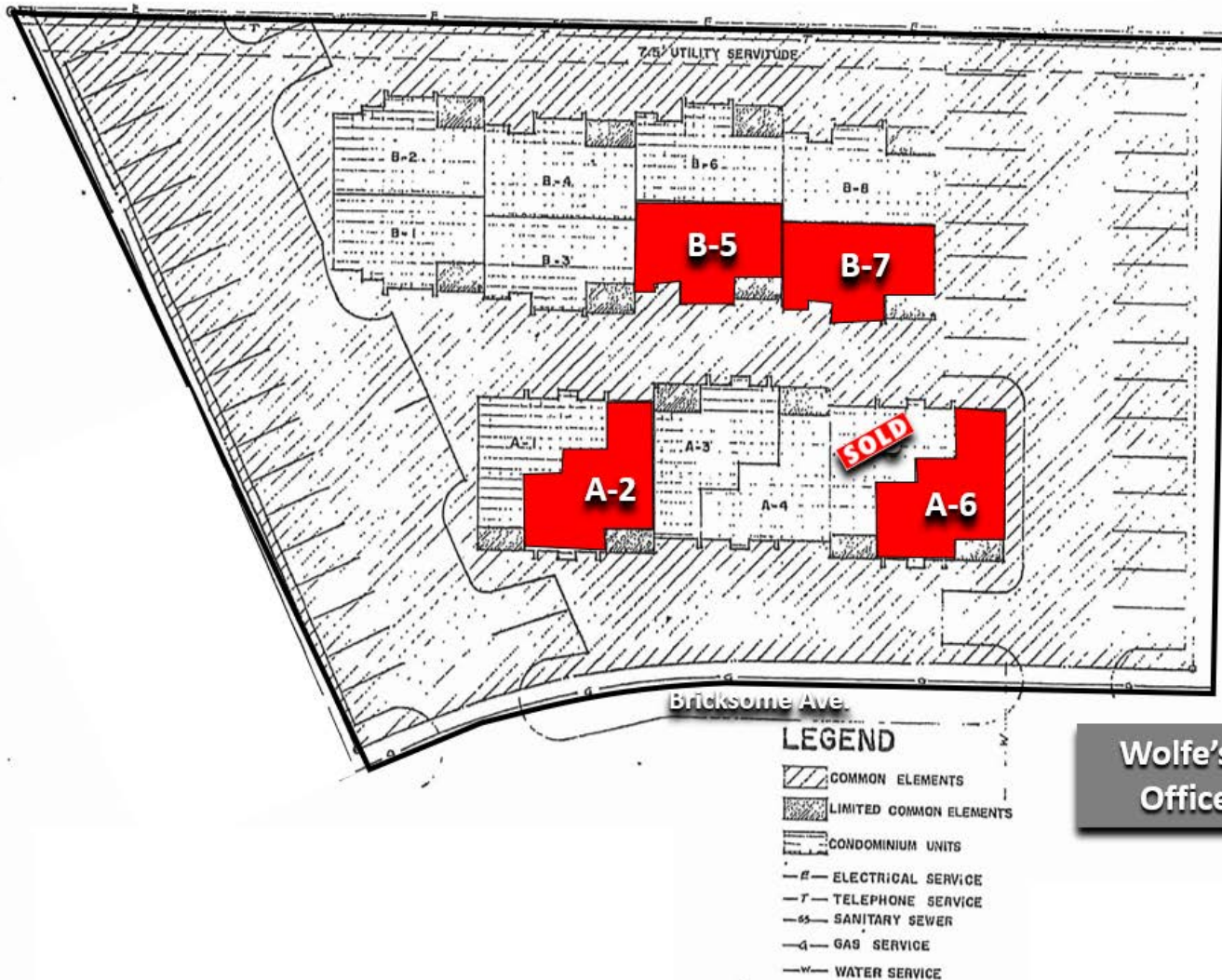
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SITE PLAN

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AREA MAP

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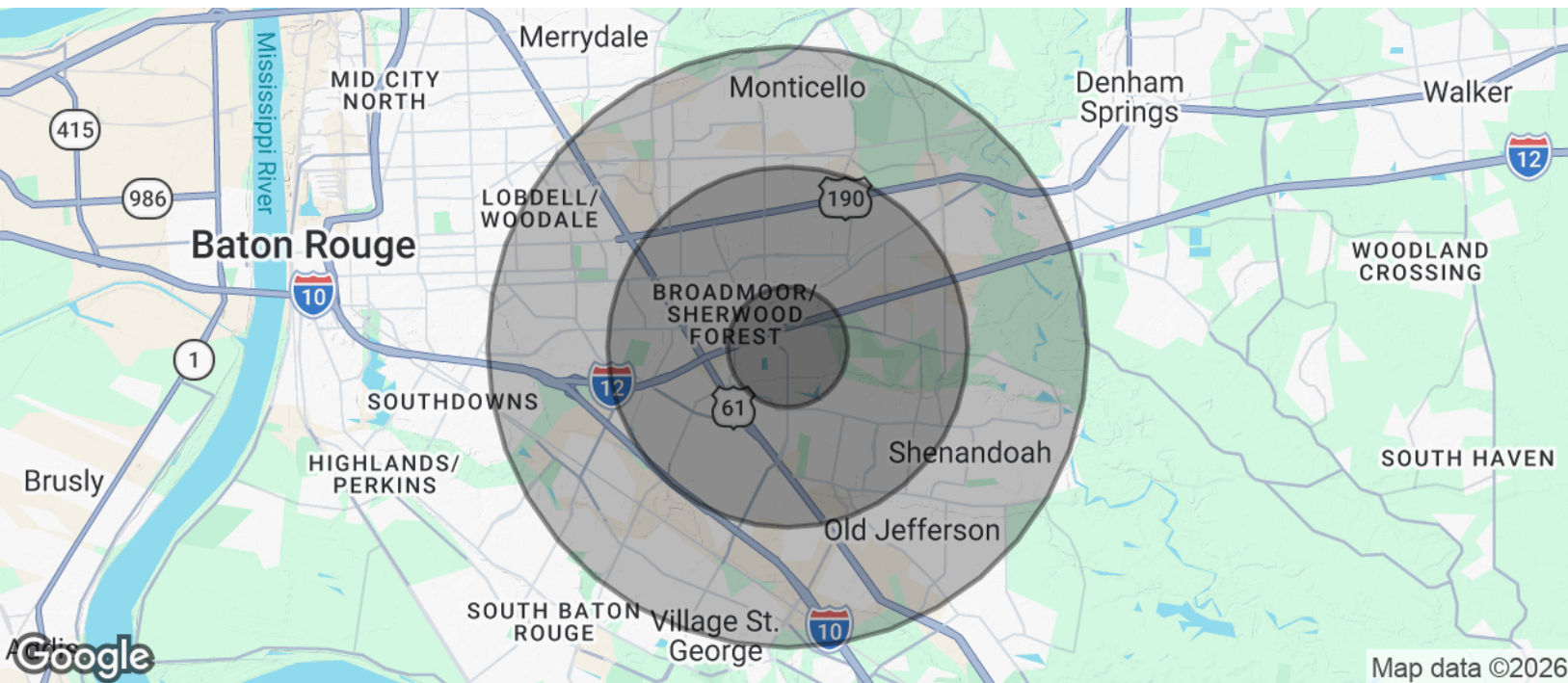
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,837	86,561	176,692
Average Age	37	40	40
Average Age (Male)	35	38	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,000	36,284	74,011
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$71,664	\$87,863	\$95,976
Average House Value	\$248,165	\$256,607	\$307,673

2020 American Community Survey (ACS)

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