



END-UNIT OFFICE CONDO FOR SALE/LEASE

2924 BRAKLEY DR, UNIT B8 BATON ROUGE, LA 70816



OFFERED FOR SALE OR LEASE

SALE PRICE: \$77,000 LEASE RATE (\$13.50/SF/YR)

±770 SF

- Motivated Seller - Bring All Offers
- End-unit office condo
- Reception, 2 large offices (1 with fireplace), restroom, kitchenette
- Condo dues cover pest control, exterior maintenance, landscaping, and exterior insurance

CONTACT:

LINDSAY REDHEAD, MBA
225.938.3148

800.895.9329 | <https://elifinrealty.com> | July 2025

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Motivated Seller - Bring All Offers.
- Now available for sale, 2924 Brakley Dr, Unit 8B, offers a conveniently located office space in a well-maintained condo park near Sherwood Forest and close to interstate I-12.
- This end-unit provides a spacious layout that includes a welcoming reception area, two large offices—one featuring a cozy fireplace—a kitchenette, and a private restroom.
- Ideal for small businesses or professional services, the office enjoys the benefits of ample parking and easy access, making it appealing for both clients and staff.
- Condo dues cover essential services such as pest control, exterior maintenance, landscaping, and exterior insurance.
- Owner financing is available.

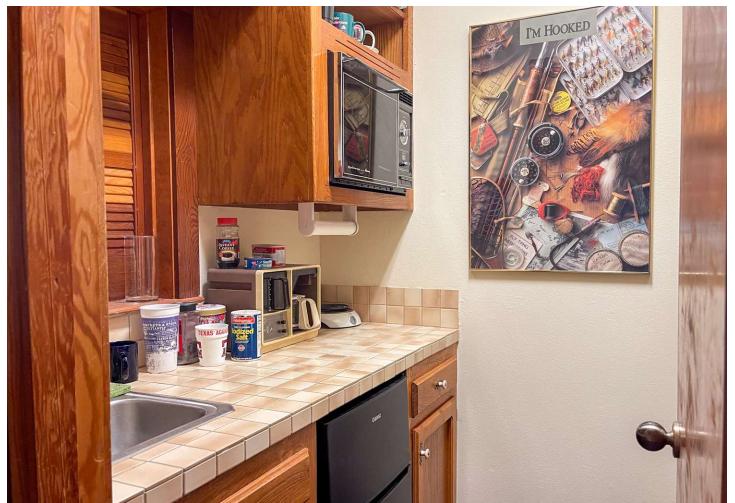
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INTERIOR PHOTOS

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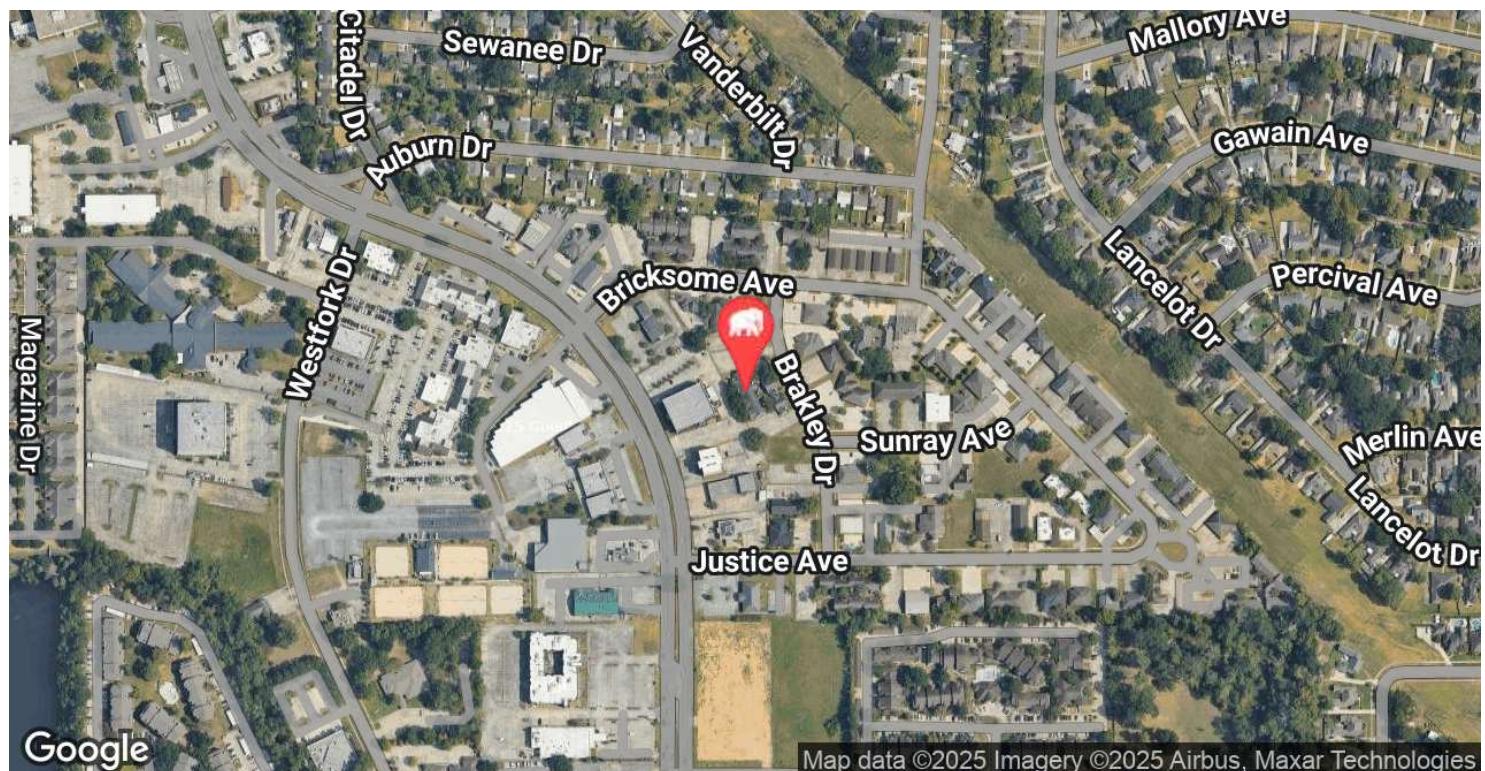
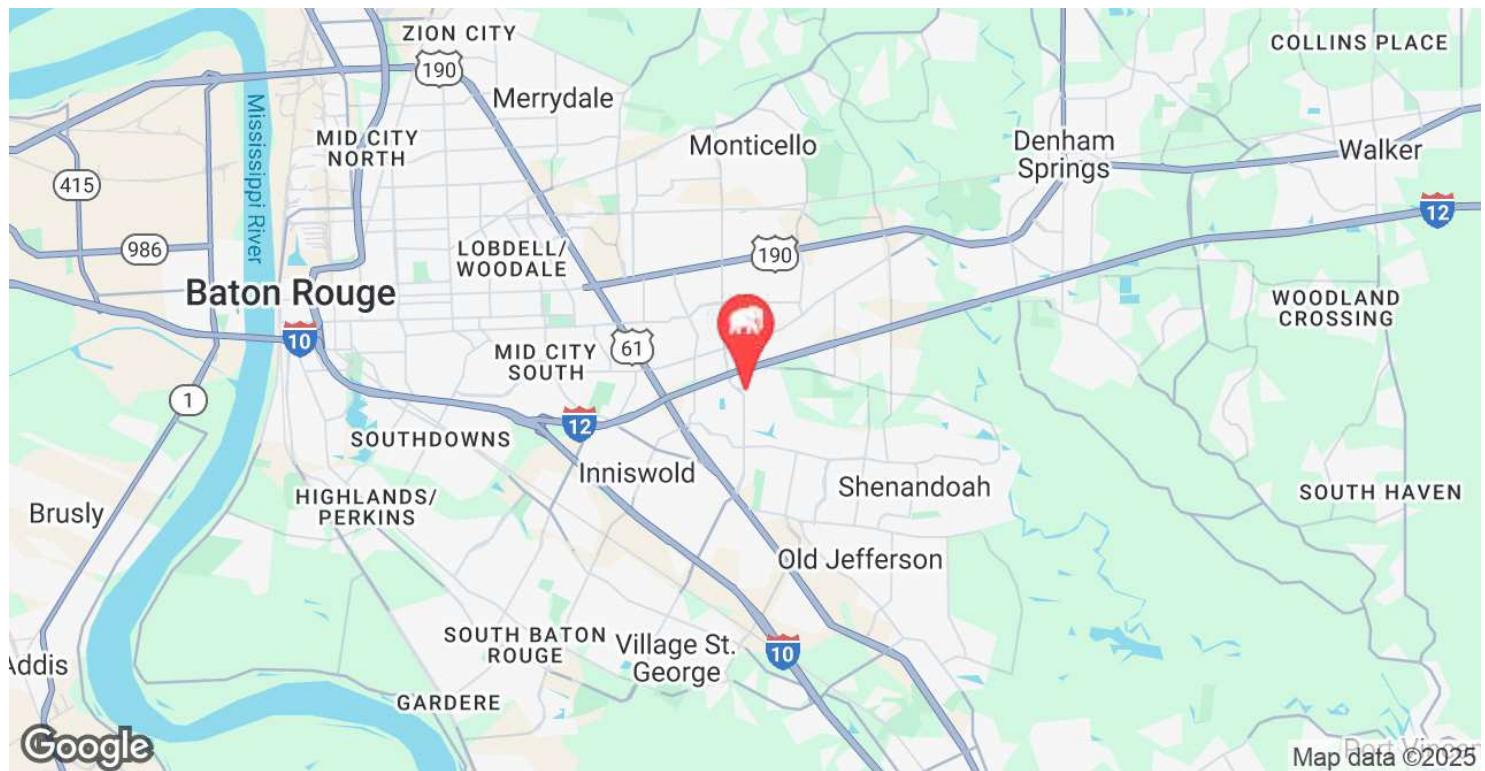
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ADDITIONAL PHOTOS

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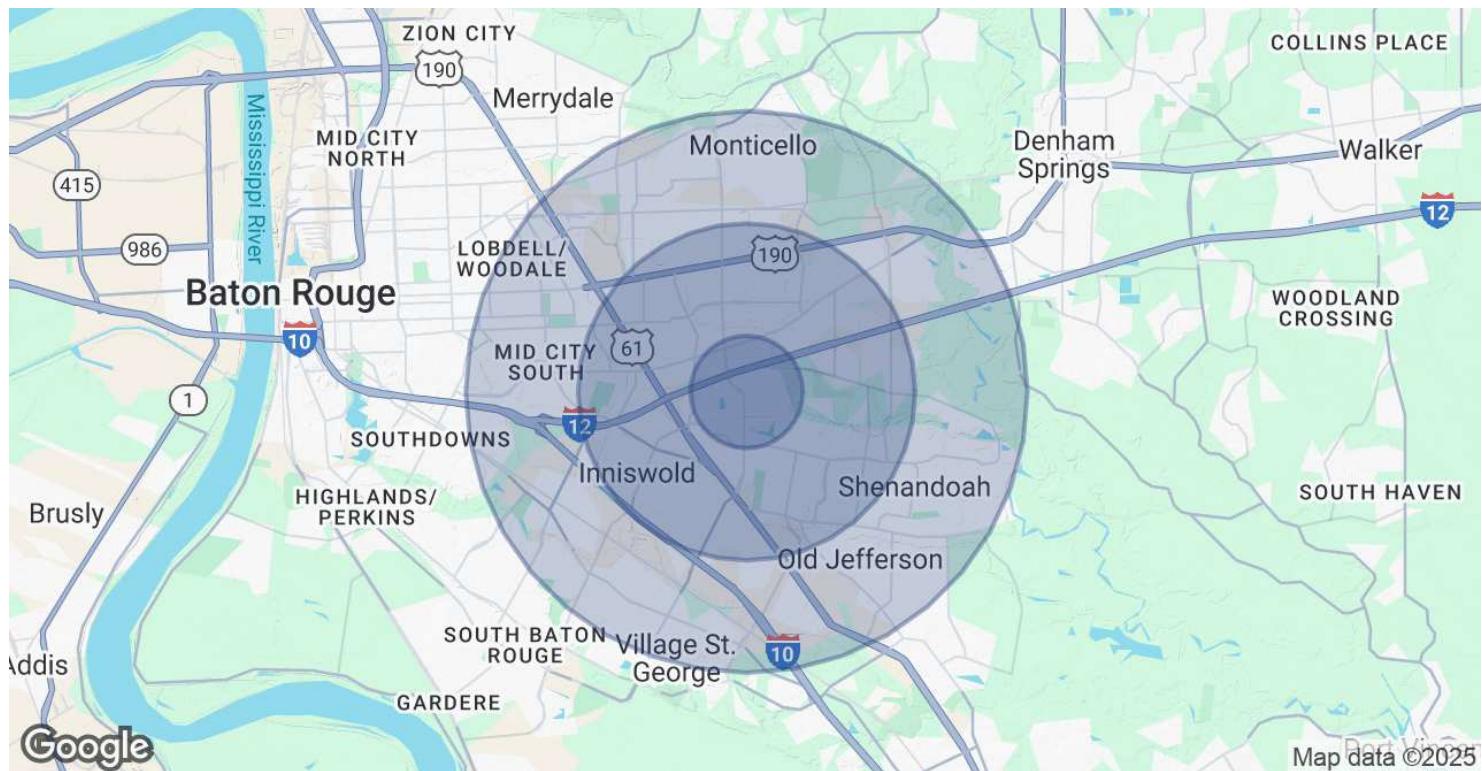
LOCATION MAPS

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,016	85,378	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	6,134	35,903	74,011
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$72,837	\$89,192	\$95,976
Average House Value	\$249,670	\$259,229	\$307,673

Demographics data derived from AlphaMap

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