



DOWNTOWN INVESTMENT PROPERTY FOR SALE



Maestri-Murrell, Inc 9018 Jefferson Highway, Baton Rouge, LA 70809 Office: 225-298-1250

TABLE OF CONTENTS

OVERVIEW

DETAILS

AERIAL PHOTO

FLOOR PLAN

PHOTOGRAPHS

SURVEY

CONTACT INFO



PROPERTY OVERVIEW

326 Third Street – Baton Rouge

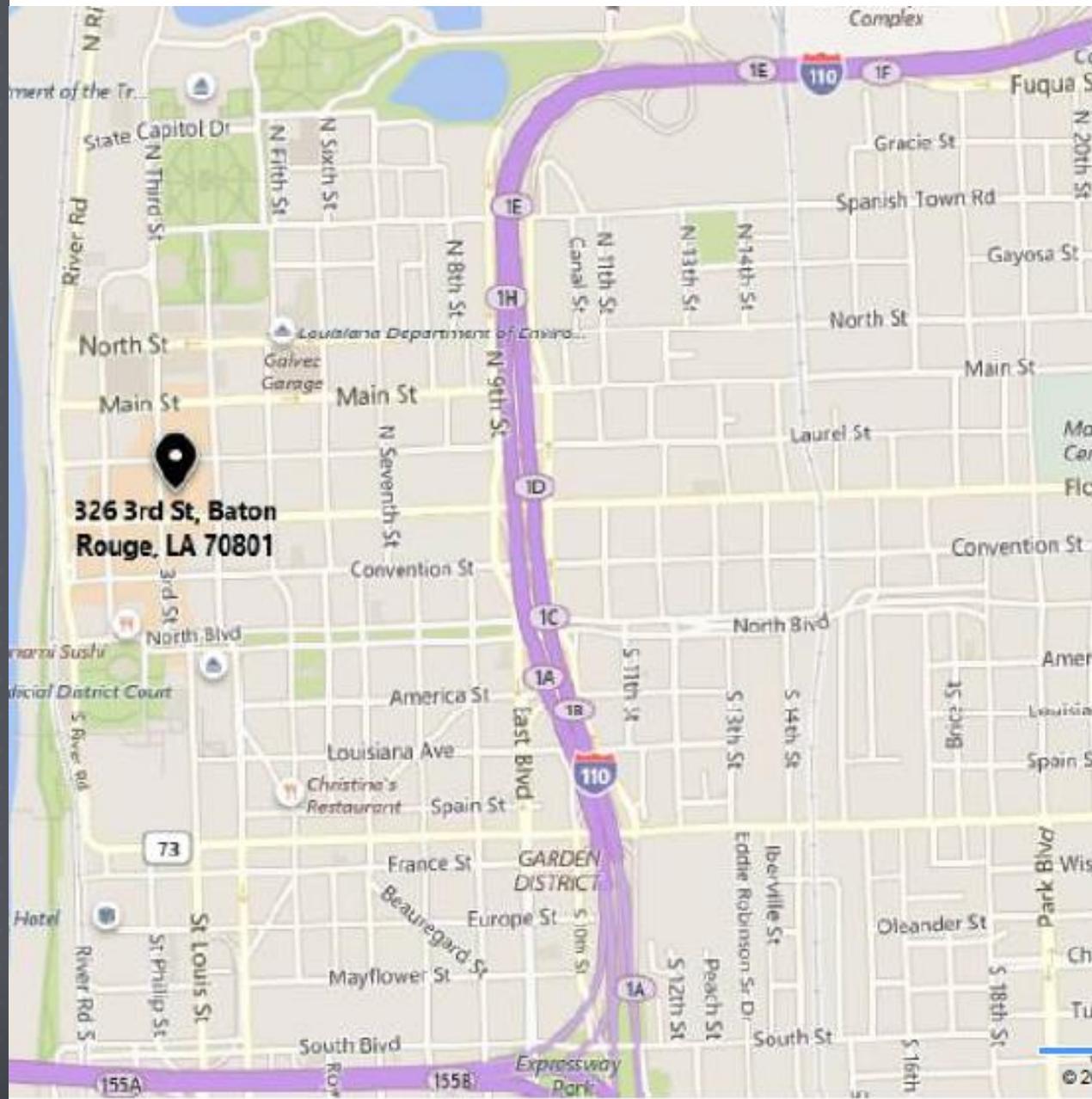
This two story property is located in the heart of downtown's entertainment district – on 3rd Street in between Florida and Laurel Streets. After acquiring this 100 year old property, the current ownership spent the last four years completely renovating the project using historical tax credits. Two tenants are currently operating and leasing the property. Trademark is operating a reception/banquet facility on the second floor and Driftwood Cask & Barrel is running a full service bar and restaurant on the bottom floor. The tenants are bound by NNN leases with little Landlord Responsibilities. Contact Agent for additional details



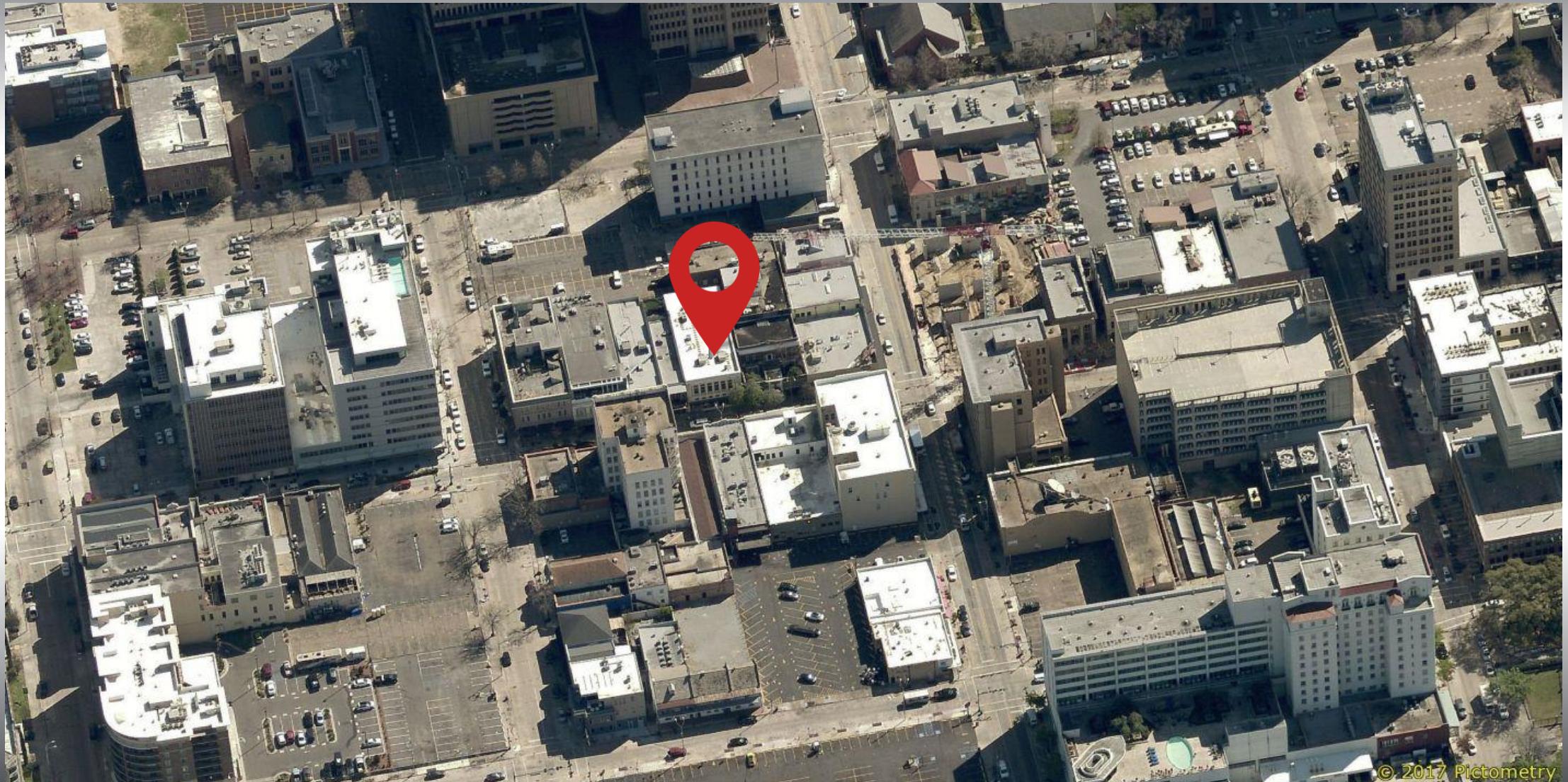
DETAILS

326 Third Street – Baton Rouge

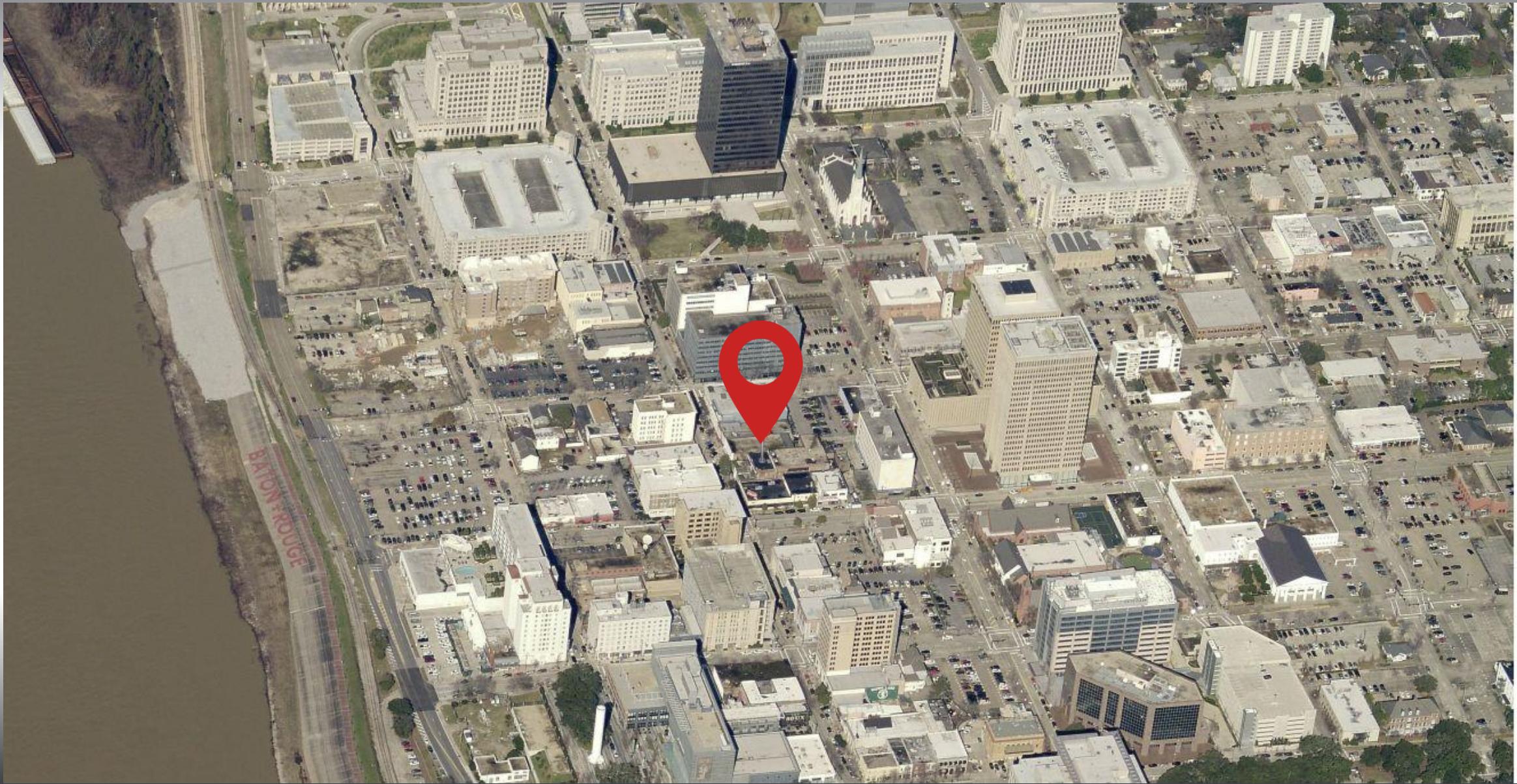
Property Type	Investment Property
Tract Size	.147 acres
Building Sq/ft	11,583 sq/ft
Transaction Type	NNN
Asking Price	\$2,450,000
Net Operating Income	183,750
Cap Rate	7.50%



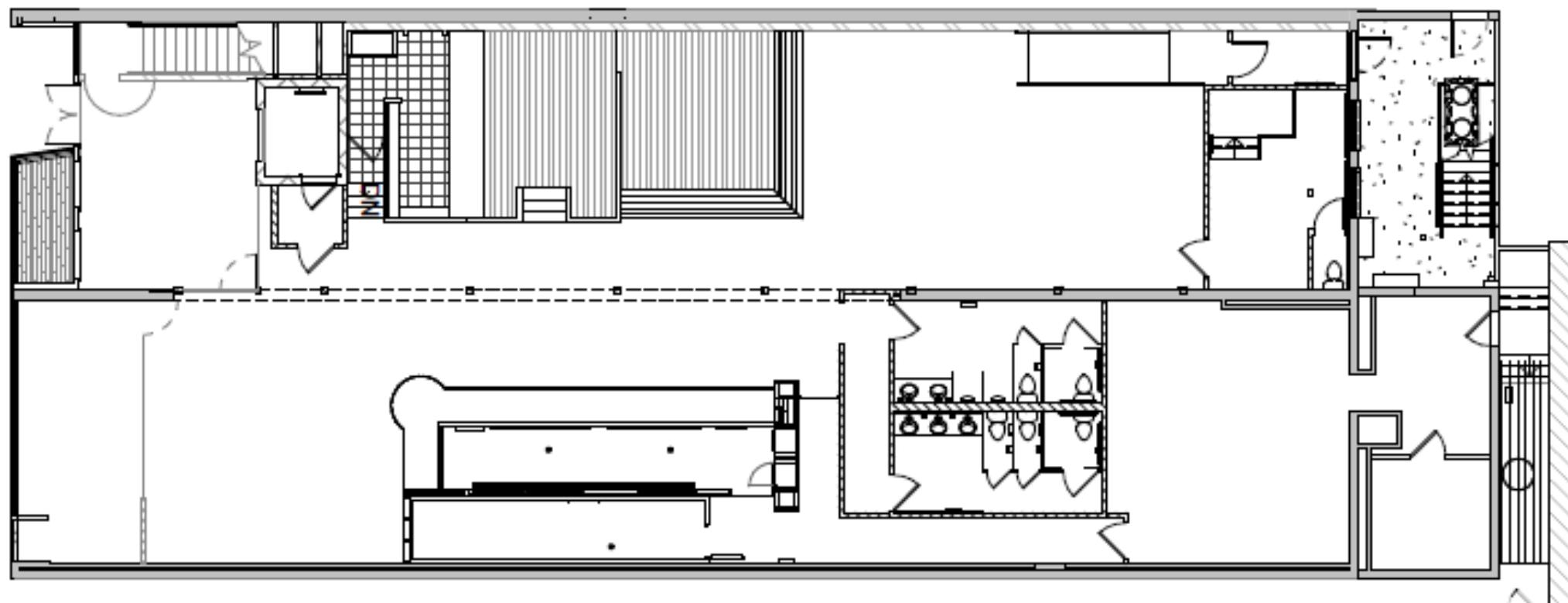
AERIAL PHOTO – ZOOMED IN



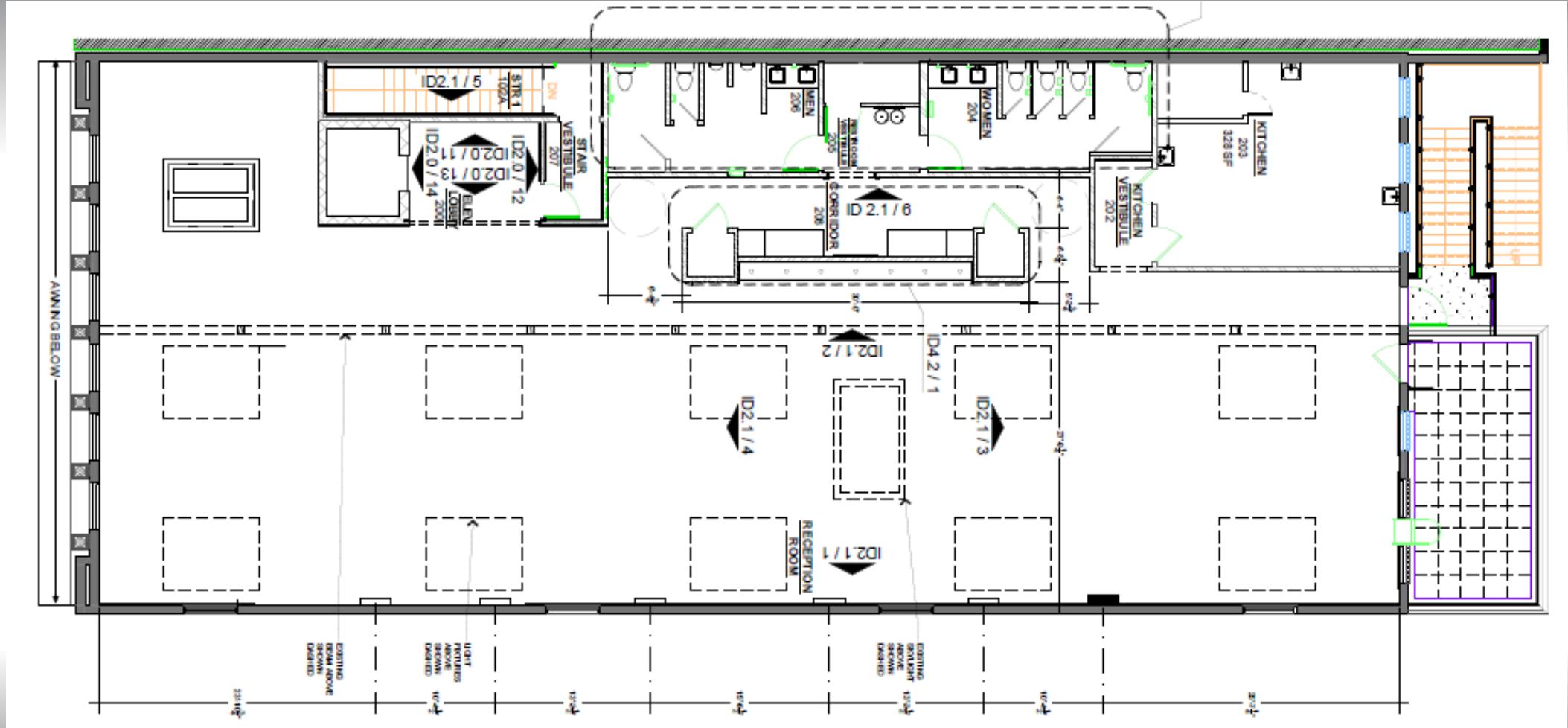
AERIAL - ZOOMED OUT



FLOORPLAN - DRIFTWOOD



FLOORPLAN - TRADEMARK



PHOTOS



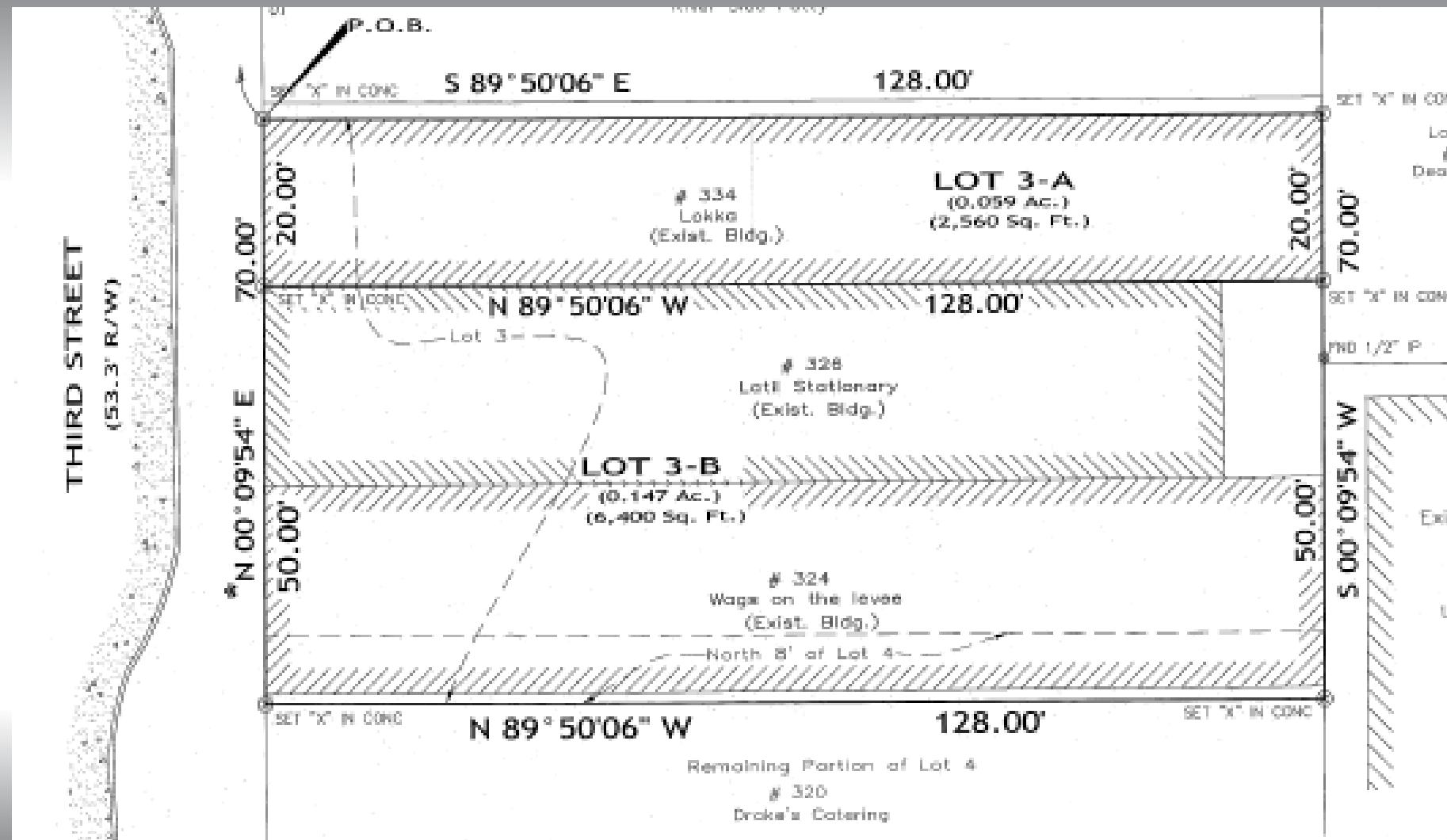
PHOTOS



PHOTOS



SURVEY - LOT 3-B



JONATHAN WALKER, CCIM

COMMERCIAL DEVELOPMENT & BROKERAGE



Jonathan Walker joined Maestri-Murrell, Inc. in 2008 as an Agent in the firm's Commercial Brokerage Division. Jonathan graduated with a Bachelor of Science Degree in Business Administration from Louisiana State University and obtained a Master's of Business Administration (MBA) from LSU in the field of Finance in 2005

Jonathan has worked closely with Investors, Landlords and Tenants in all areas of Commercial Real Estate and has partnered with national firms to list and sell large retail centers and multi-family properties. He has sold and leased over \$50MM in Commercial Property over the past 24 months and specializes in Tenant Representation and Investment Sales.

He has also been the Retail presenter over the last nine years at the annual Baton Rouge Trends Seminar, a 700+ person update on the health of the area's commercial real estate market

LICENSED IN LOUISIANA & MISSISSIPPI

Maestri-Murrell, Inc ■ 9018 Jefferson Highway Baton Rouge, LA 70809 ■ Office: 225-810-3294

This information has been obtained from sources we believe to be reliable, but we make no representations or warranties as to the accuracy of the information herein.