

Office Building For Sale - Value Add Opportunity

1201 Brashear Ave Morgan City, LA 70380

PROPERTY SUMMARY



Property Description

1201 Brashear Avenue, a 4-story building located in Morgan City, LA is for sale or lease. The building contains a total of approximately 62,640 square feet and is on approximately 4.568 acres (2 parcels) of land. The building is located at the corner of Brashear Avenue and Victor II Boulevard, just north of Highway 90. Morgan City, LA sits on the bank of the Atchafalaya River and is "right in the middle of everywhere". Located 68 miles southeast of Lafayette, 64 miles south of Baton Rouge, and 86 miles west of New Orleans.

Property Highlights

- Building Size: +/- 62,640 square feet
- Land Size: +/- 4.568 acres
- Zoning: B-2, General Business
- Flood Zone: AE (EL 1 Feet)
- Please contact agent for financial information.

Cade Bogan

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Offering Summary

Sale Price:	\$2,500,000
Lot Size:	4.568 Acres
Building Size:	62,640 SF
NOI (2024):	\$182,587.11

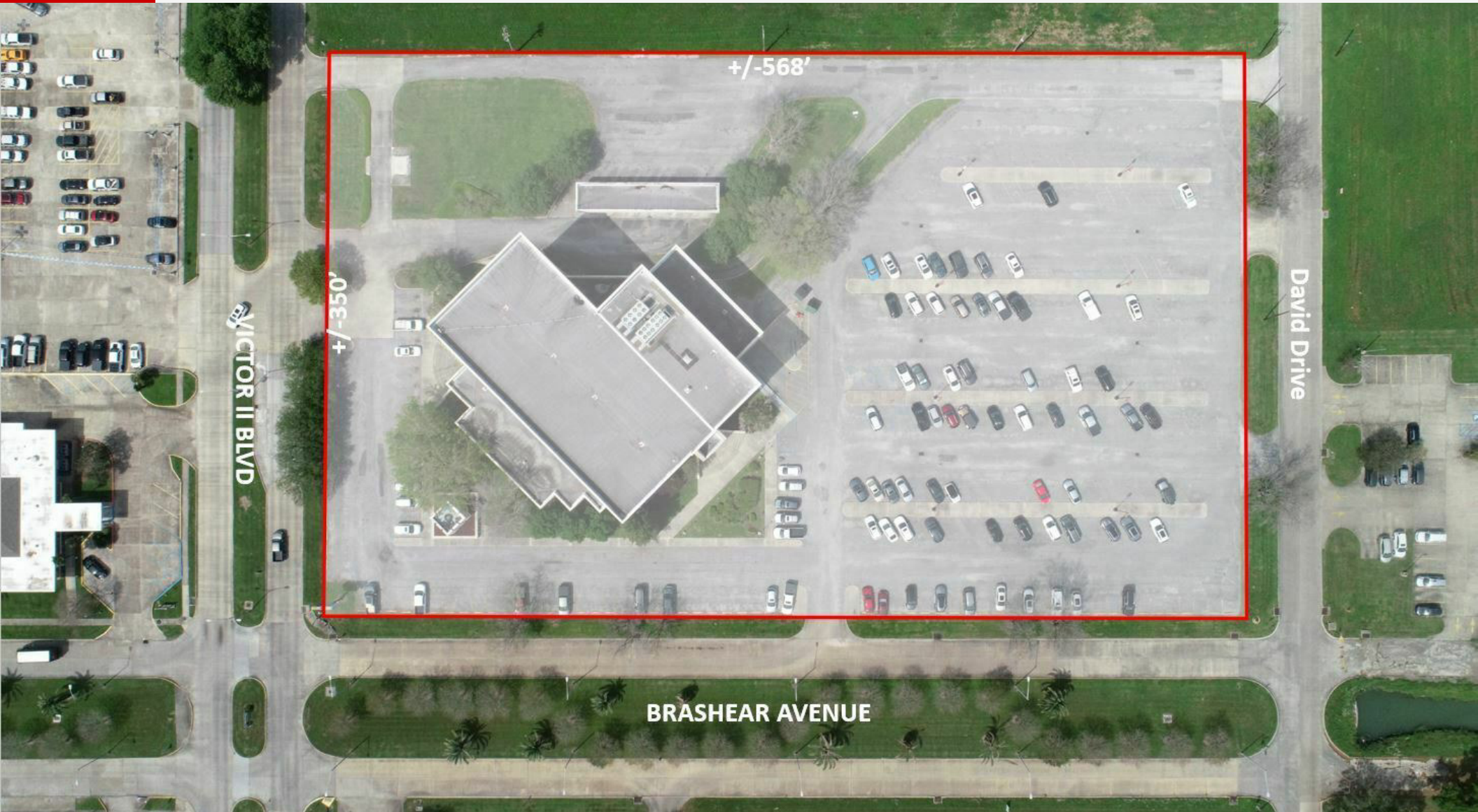
Demographics	5 Miles	10 Miles	15 Miles
Total Households	8,074	13,007	14,953
Total Population	19,930	33,056	37,781
Average HH Income	\$72,344	\$72,599	\$73,084



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AERIAL 1



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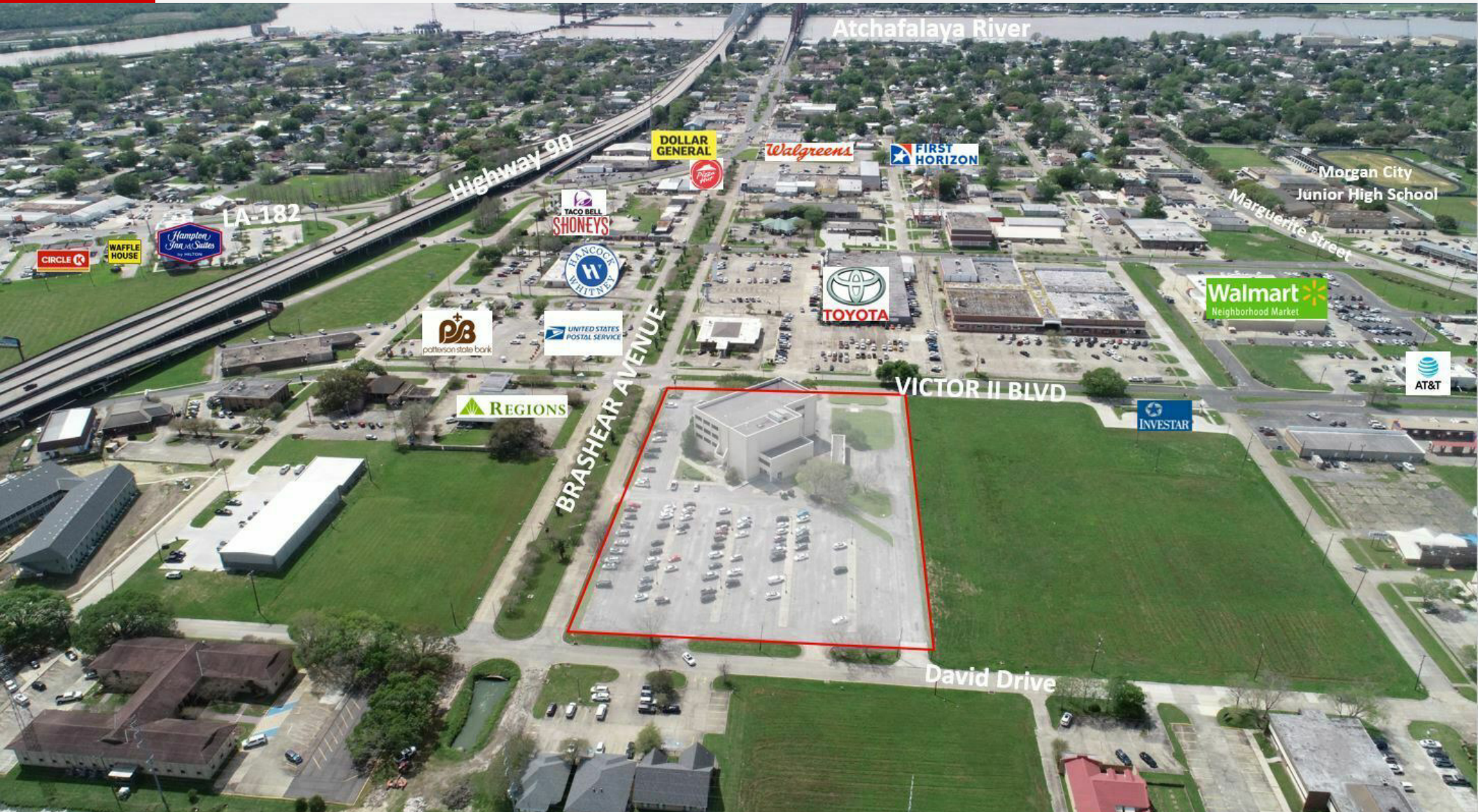
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AERIAL 2



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AERIAL 3



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YEAR 2022 - INCOME & EXPENSES

Income Summary

Gross Income	\$513,659
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Expenses Summary

Utilities	\$187,774
Janitorial Services	\$14,900
Building Maintenance	\$27,328
Generator R&M	\$25,816
Elevator R&M	\$8,147
Telephone And Office Supplies	\$15,828
Property Taxes	\$32,030
Property And Liability Insurance	\$8,385
Flood Insurance	\$1,712
Misc. Repairs And Expenses	\$2,953
Legal And Accounting	\$6,200
Operating Expenses	\$331,072

Net Operating Income	\$182,587
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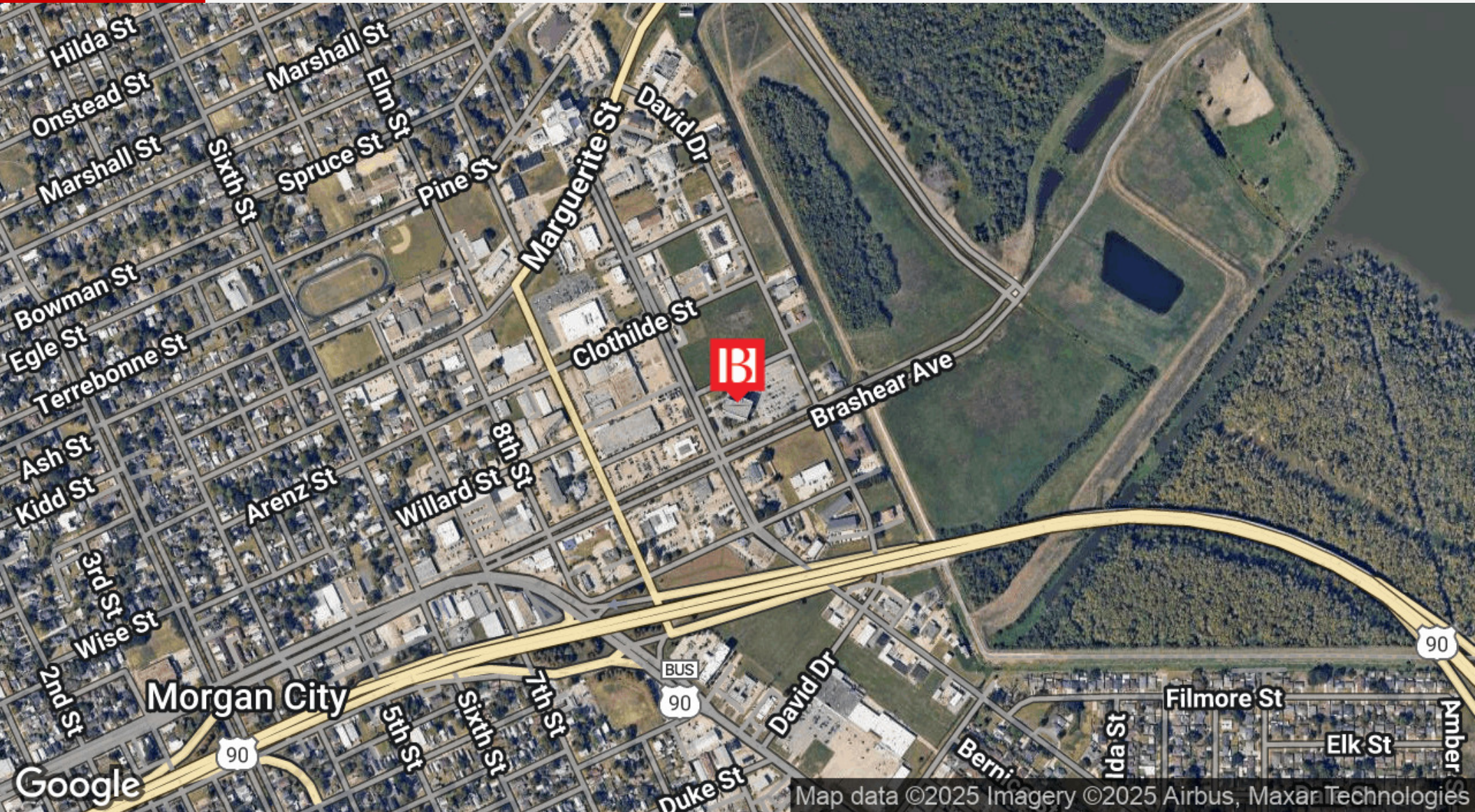
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LOCATION MAP



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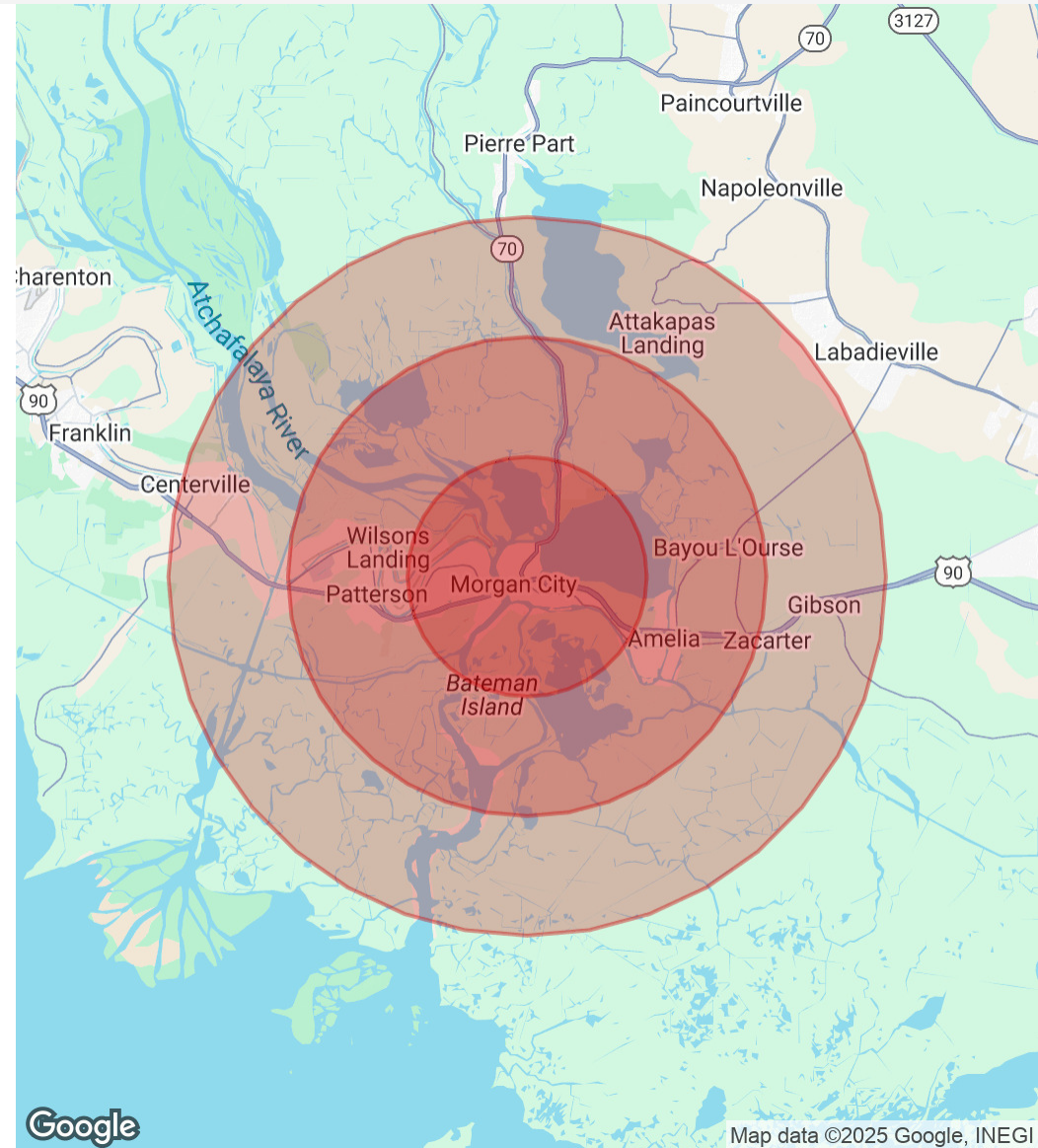
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DEMOGRAPHICS MAP & REPORT

Population	5 Miles	10 Miles	15 Miles
Total Population	19,930	33,056	37,781
Average Age	41	40	40
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	8,074	13,007	14,953
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$72,344	\$72,599	\$73,084
Average House Value	\$207,649	\$186,642	\$189,485

Demographics data derived from AlphaMap



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