

ST. AMANT SHOPPING CENTER

13475 - 13489 HWY 431
ST. AMANT, LA 70774



EXECUTIVE SUMMARY

- SALES PRICE
\$3,400,000
- 38,750 SF
- 3.45 ACRES
- 89.8% OCCUPANCY
- ANNUAL RENT IN
EXCESS OF \$300K



FOR SALE

- ANCHORED BY ST. ELIZABETH PHYSICIANS & THE VENUE EVENT CENTERS
- PYLON SIGNAGE
- MULTIPLE ACCESS POINTS
- AMPLE PARKING
- TWO MULTI-TENANT BUILDINGS
- 28 SUITES



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SHOPPING CENTER FEATURES:

- CENTER CONSISTS OF 2 MULTI-TENANT BUILDINGS WITH A CENTRAL PARKING LOT.
- SUITES RANGE IN SIZE FROM 1,250 SF TO 5,000 SF

Venue II SUITE M/N 2,500 SF	EXISTING PARKING	EXISTING PARKING	EXISTING PARKING	Gram's Treasures SUITE N 1,875 SF
Iglesia Church SUITE J/K/L 3,750 SF				Sprout Leranng SUITE J/K/L/M 5,000 SF
Revolt Combat SUITE I 1,250 SF				America's Choice SUITE I 1,250 SF
VACANT SUITE H 1,250 SF				Swamp Chicken SUITE F/G/H 3,750 SF
Ascension Groomery SUITE G 1,250 SF				Crafty Shack SUITE D/E 2,500 SF
Studio Eve SUITE E/F 2,500 SF				VACANT SUITE C 1,250 SF
Grand Venue SUITE A/B/C/D 5000 SF				VACANT SUITE B 1,250 SF
	St. Elizabeth's SUITE A 2,500 SF			
13475				13489

LA HWY 431



SUMMARY

THE SHOPPING CENTER IS ANCHORED BY THE VENUE EVENT HALLS AND OUR LADY OF THE LAKE PHYSICIAN GROUP. OTHER TENANTS IN THE CENTER ARE SPROUT LEARNING CENTER, CRAFTY SHACK, SWAMP CHICKEN DAIQUIRI, IGLESIA CHURCH, ASCENSION GROOMERY AND AMERICA'S CHOICE INSURANCE. THE OWNER WILL LEASEBACK THE SUITES OCCUPIED BY THE VENUE AND VENUE II.

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FINANCIALS

13489 Unit #	Tenant	S q /Ft	Current Rate	Lease Exp	Annual Rent	Deposit Amount
A	St. Elizabeth	2500	\$3,300	7/21/26	\$39,600	
B	Vacant	1250	\$0		\$0	
C	Vacant	1250	\$0		\$0	
D/E	Crafty Shack	2500	\$2,900	11/1/25	\$34,800	\$1,000
F/G/H	Swamp Chicken	3750	\$4,375	3/31/26	\$52,500	\$3,750
I	America's Choice	1250	\$1,667	10/1/29	\$20,000	\$1,000
J/K/L/M	Sprout Learning	5000	\$3,500	4/1/26	\$42,000	\$2,400
N	Gram's Treasures	1875	\$1,600	3/1/26	\$19,200	\$800
13475 Unit #	Tenant	S q /Ft	Current Rate	Lease Exp	Annual Rent	Deposit Amount
A/B/C/D	Grand Venue	5000				
E/F	Studio Eve	2500	\$2,000	10/22/26	\$24,000	\$2,00
G	Ascension Groomery	1250	\$1,667	6/15/26	\$20,000	0
H	Vacant	1250	\$0		\$0	\$1,66
I	Revolt Combat	1250	\$1,667	12/1/27	\$20,000	\$1,66
J/K/L	Iglesia Church	3750	\$3,800	5/1/26	\$45,600	7
M/N	Venue 2	2500				\$1,00
TOTAL RENTALINCOME		36875	\$26,475		\$317,700	0

Annual Utilities \$8,000
Property Insurance \$8,900
Estimated Property Taxes \$11,546
NET OPERATING INCOME \$289,254

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PHOTOS



225.445.7130 | TERRIPURPERA@GMAIL.COM
RE/MAX PROPERTIES
38034 POST OFFICE RD STE B PRAIRIEVILLE, LA 70769 | 225.622.1155
EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

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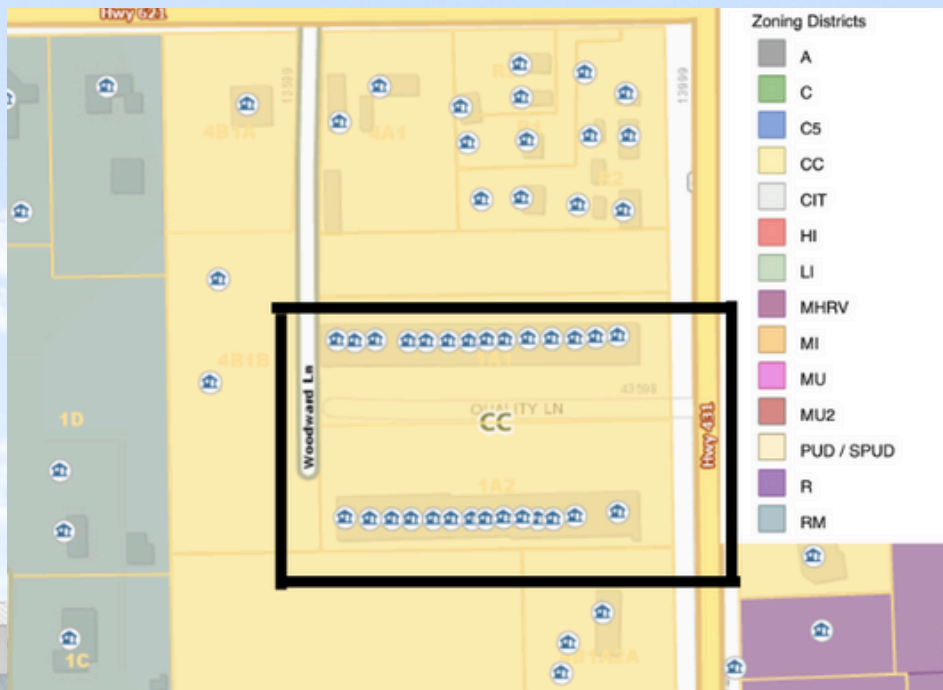
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Zoning District CROSSROADS COMMERCIAL



Flood Zone Map

Pt. 1 (30.2684, -90.8707)

Community: Ascension Parish*

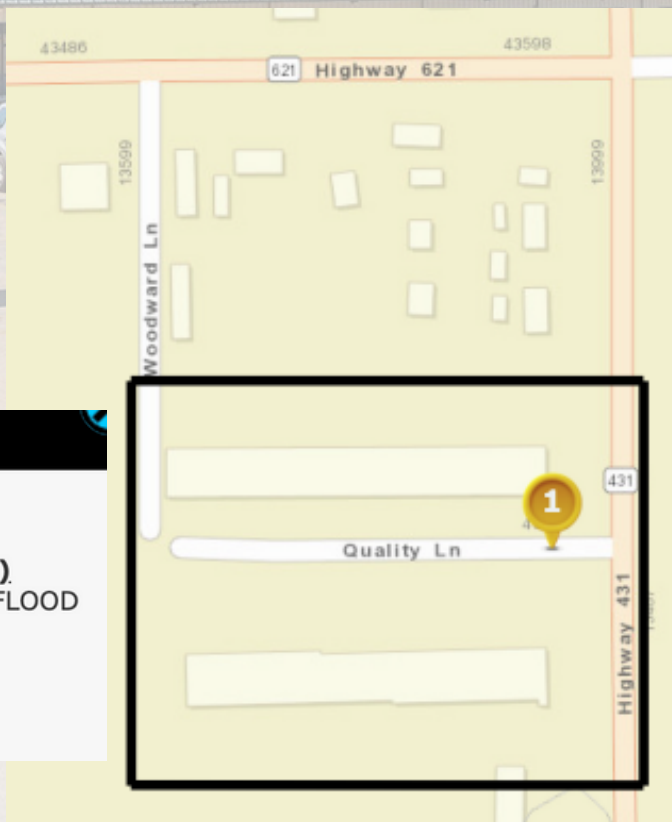
Effective FIRM (Effective: 8/16/2007)

Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

FIRM Panel ID: 22005C0065E

FIRM Panel Date: 8/16/2007

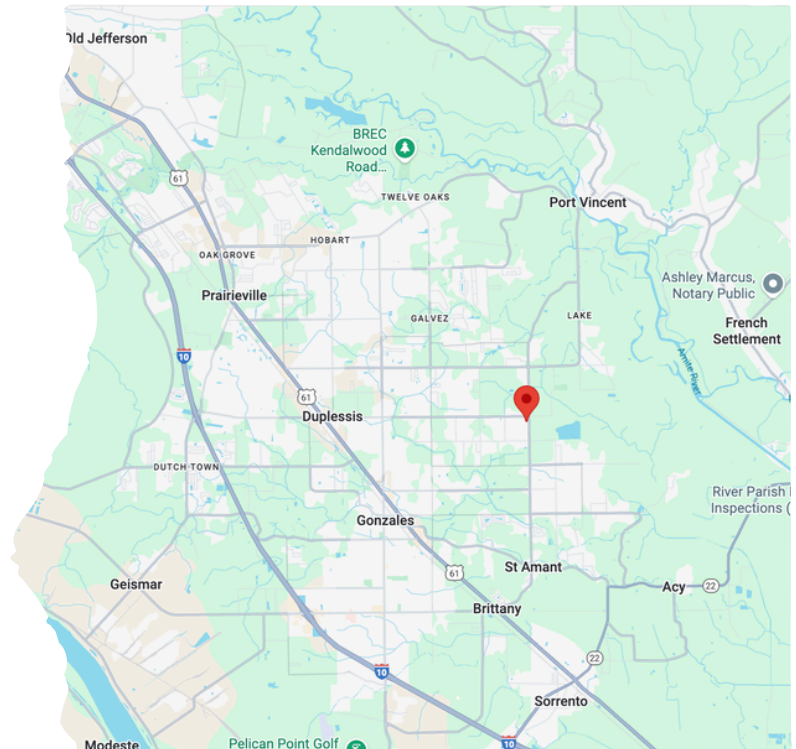
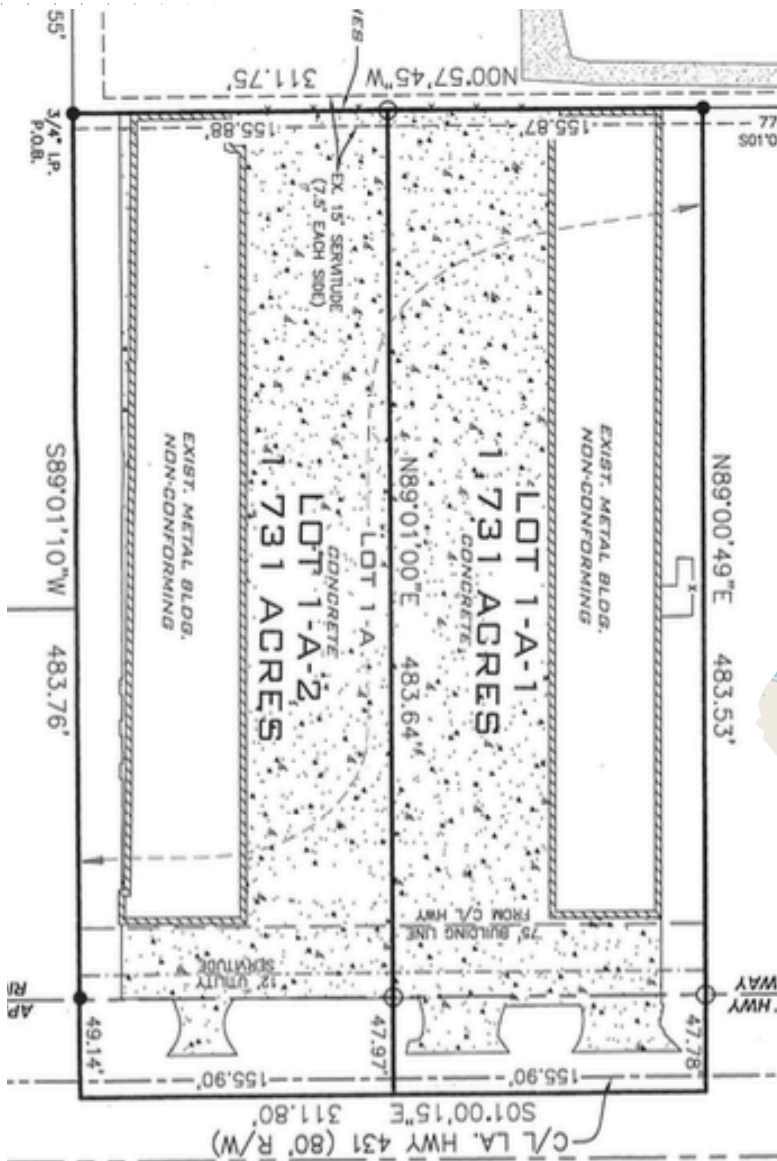
Ground Elevation¹: 12.0 ft



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CONVENIENTLY LOCATED IN
ASCENSION PARISH AT THE
CORNER OF HWY 431 AND HWY 621



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