

FOR SALE



PROFITABLE OPERATING PRINT SHOP FOR SALE

23525 EDEN STREET • PLAQUEMINE, LA 70764

Highlights

Purchase Price:	\$1,499,000
Building SF:	7,280 SF
Lot Size:	0.31 Acres
Business Type:	Print Shop
Zoning:	Commercial



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Profitable operating print shop for sale. This offering includes Real Estate, business and equipment. The facility totals 7,280 sf of heated and cooled office and warehouse area with an upstairs efficiency apartment. The turnkey operation is capable of facilitating the largest and smallest print jobs. The 6 employee staff and Iberville Parish location leverages this print shop for local political print jobs, industrial safety printing and municipal printing jobs. With \$950,000 in gross annual sales volume and only 2 competing smaller print shops in the area, this business is in a league of its own producing steady cash flow while still offering upside potential. The .31-acre lot offers adequate parking. This is a great opportunity to acquire a profitable business. Contact Broker for equipment list and financials.

- Industrial Contracts
- Political Contracts
- Flood Zone X
- \$950,000 Gross Annual Sales
- 6 Employee Staff
- Capable of Large and Small Print Jobs





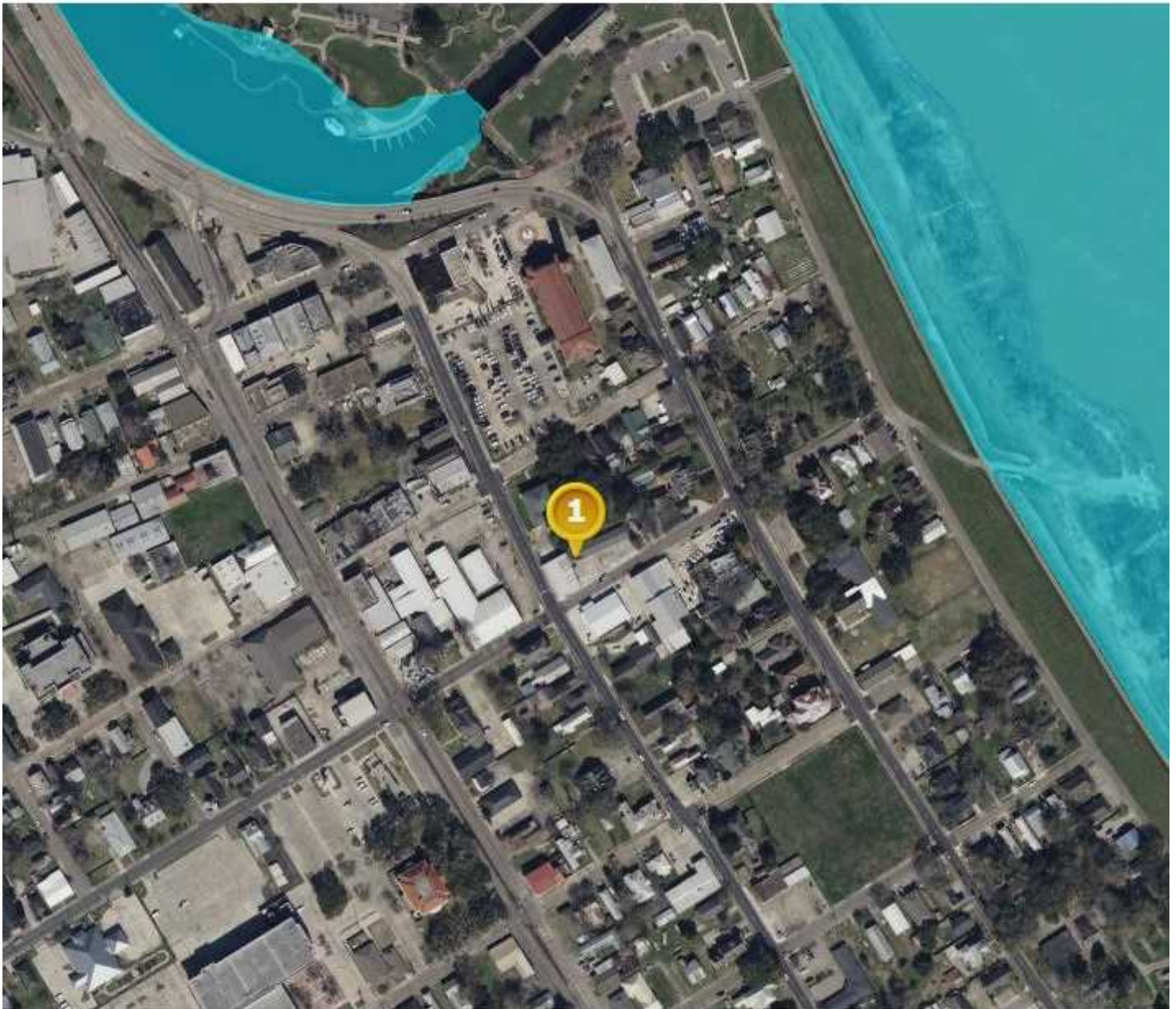
OFFICE AND BREAKROOM

23525 EDEN STREET



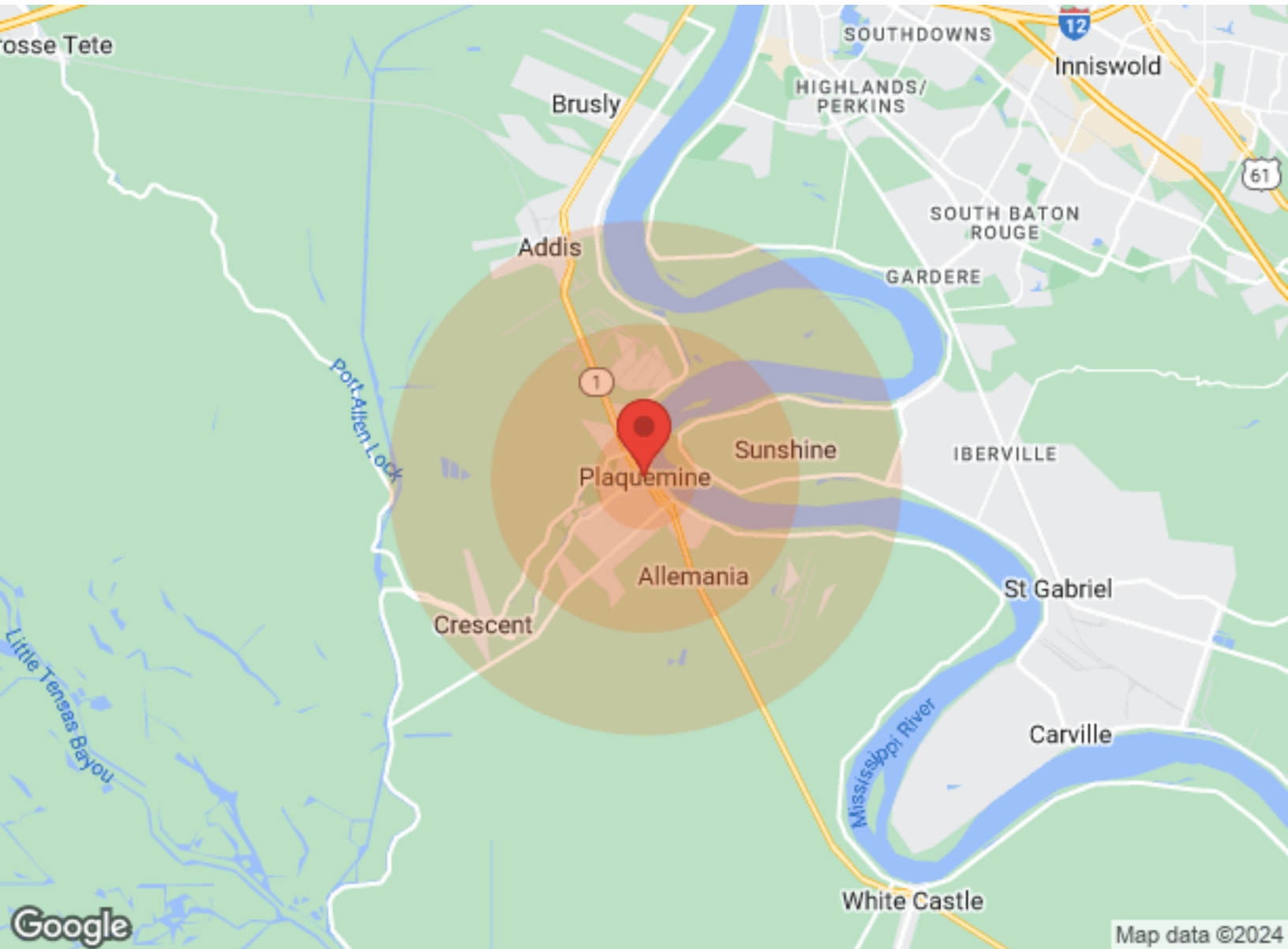
FLOOD MAP

23525 EDEN STREET



DEMOGRAPHICS

23525 EDEN STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	968	4,664	8,050	Median	\$35,050	\$41,203	\$44,539
Female	1,105	4,912	8,792	< \$15,000	226	815	1,070
Total Population	2,073	9,576	16,842	\$15,000-\$24,999	144	498	814
				\$25,000-\$34,999	37	396	735
				\$35,000-\$49,999	98	486	968
				\$50,000-\$74,999	116	471	1,033
				\$75,000-\$99,999	66	445	678
				\$100,000-\$149,999	132	325	590
				\$150,000-\$199,999	N/A	71	158
				> \$200,000	N/A	24	96
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	444	2,153	3,786	Total Units	925	3,835	6,912
Ages 15-24	277	1,426	2,577	Occupied	836	3,502	6,245
Ages 25-54	781	3,702	6,651	Owner Occupied	528	2,412	4,568
Ages 55-64	238	1,049	1,791	Renter Occupied	308	1,090	1,677
Ages 65+	333	1,246	2,037	Vacant	89	333	667
Race	1 Mile	3 Miles	5 Miles				
White	1,192	3,904	7,814				
Black	830	5,562	8,869				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	36	113	204				
Multi-Racial	82	196	294				