

Mixed Use Property For Sale in WBR

2763 Court Street, Port Allen, LA, 70767

Retail: Mixed Use For Sale

Prepared on March 13, 2025

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Office, Multi-Family
Total Available Space	20,500 SF
Asking Price	\$2,250,000
Listing Price Per SF	-
Cap Rate (Actual)	-
Investment	Yes
Possession	Act of Sale
Signage	On Building & Free-Standing
Show Instructions	Call broker

Vacant	Yes
Vacant Date	3/12/2025
Available Date	3/12/2025
Days On Market	1 day
Date Listed	3/12/2025
Last Modified	3/13/2025
Listing ID	42098463
Parking Spaces	-

Description

Prime Mixed-Use Property – Excellent Owner Occupant or Investment Opportunity!
This well-located property offers a diverse mix of restaurant, retail, office, and multi-family spaces, making it an ideal owner occupant or investment opportunity. Situated just off Loddell Highway (LA 415), with easy access to I-10 and Hwy. 90, this opportunity is listed well below replacement cost.

- Property Features:
- Land Size: 1.82 +/- acres.
 - Building A: 5,800 sq. ft. free-standing restaurant (Vacant)
 - Building B: 7,500 sq. ft. strip center with retail, restaurant, and office space available (Partially occupied)
 - Building C: 7,200 sq. ft. multi-family building with eight one-bedroom apartments (100% occupied)
 - Ample parking for tenants, customers and visitors.
 - Expansion potential with a vacant greenspace
 - High-visibility street signage for maximum exposure
 - Listed well below replacement cost!

Contact the listing agents to schedule a visit or for more information.

Property Features

Location Details

Address	2763 Court Street, Port Allen, LA, 70767	Parcels	304510001700
Zoning	Light Commercial	In Opportunity Zone	Yes
Submarket	LACDB - 70	Name	2763 Court St
County	West Baton Rouge Parish	Nearest MSA	Baton Rouge

Building Details

Sub Type	Mixed Use	Parking Ratio	-
Building Status	Existing	In Opportunity Zone	Yes
Building Size	20,500 SF	Rentable Space	20,500 SF
Land Size	1.82 Acres / 79,279 SF	Retail Center Type	Outlet Center
Number of Buildings	3	Electricity	Yes
Number of Floors	1	Water	Yes
Year Built/Renovated	-	Sanitary Sewer	Yes
Primary Constr. Type	Masonry	Natural Gas	Yes
Occupancy Type	Multi-tenant	Rail Service	No
Parking Spaces	-		

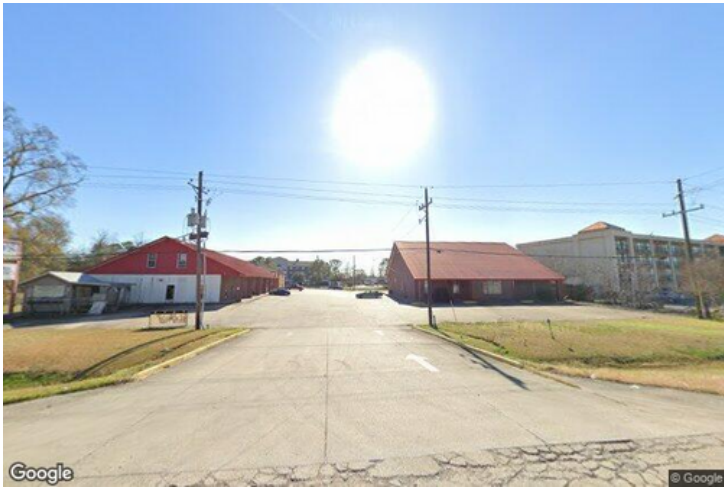
Property Listings

1 Listing | 20,500 SF | \$2,250,000

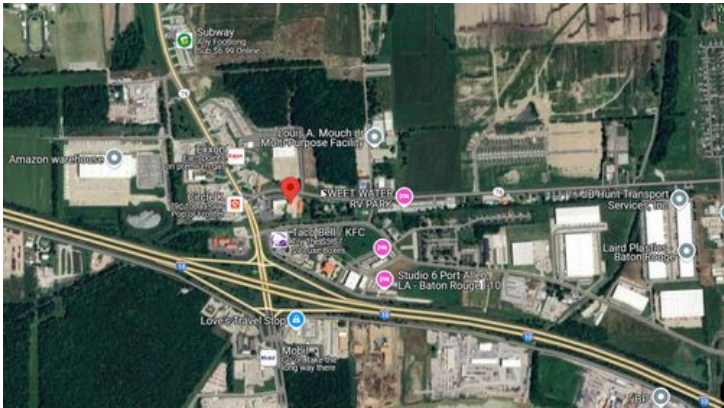
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Retail & Multi-Family	-	20,500 SF	\$2,250,000	3/12/2025

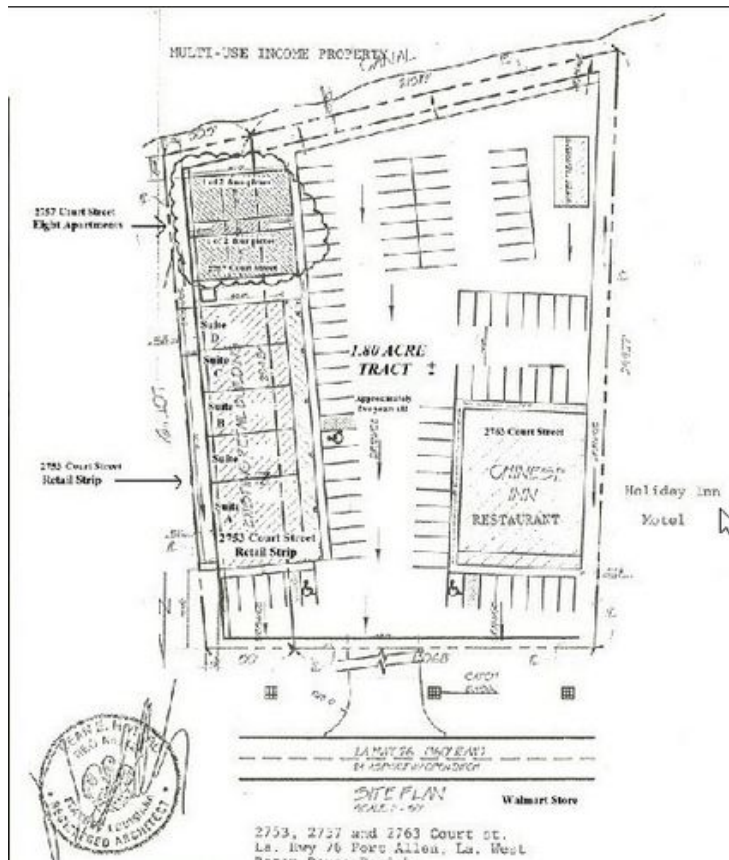
Additional Photos











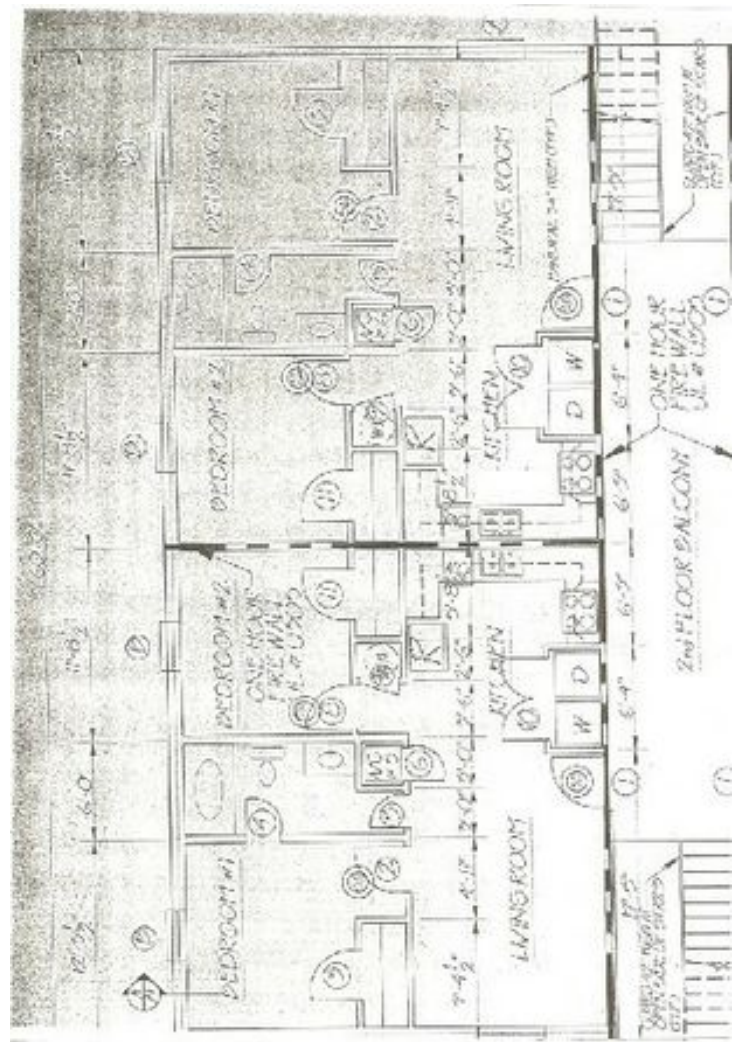
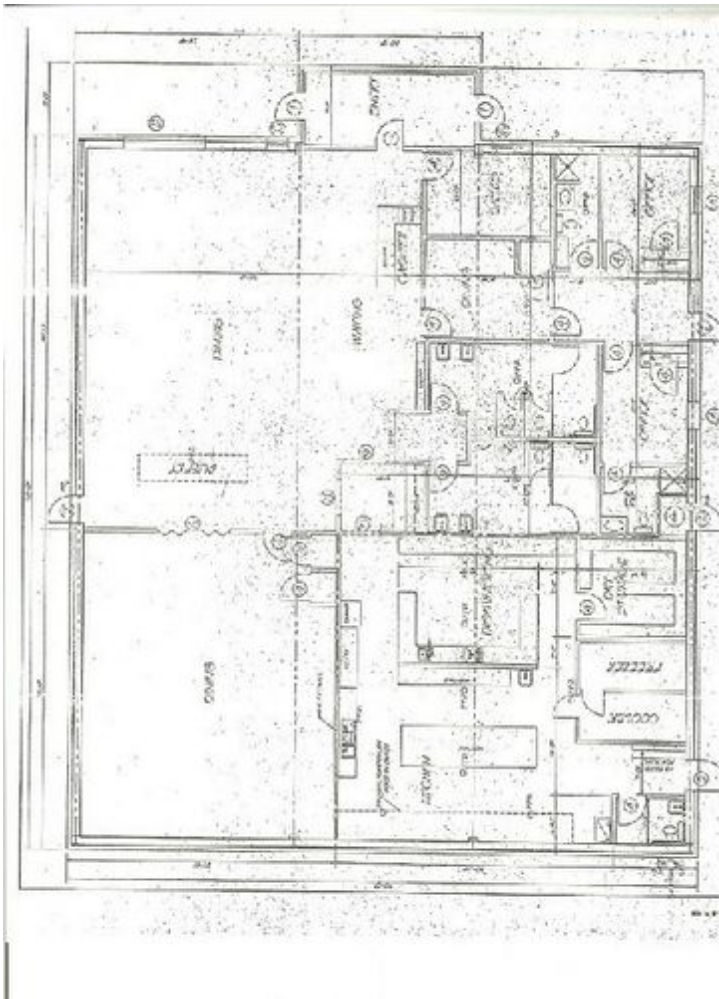
FLOOR PLAN
SCALE 1/8" = 1'-0"



NEGOTIABLE

Any restaurant
equipment in
units A or B
Owner will sell
or remove.

UNIT #	2006/07	LEASE TERM	SECURITY DEPOSIT
1	\$1,100	2 YRS	
2	\$1,100	2 YRS	
3	\$1,100	2 YRS	
4	\$1,100	2 YRS	



Contact



Troy J Daigle
225-297-5383
tdaigle@goJRE.com

JARREAU
REAL ESTATE

Jarreau Real Estate, LLC