

Retail For Sale

JARREAU
REAL ESTATE

Jarreau Real Estate, LLC

P O Box 77130 Baton Rouge, LA 70879 | 225-753-3573

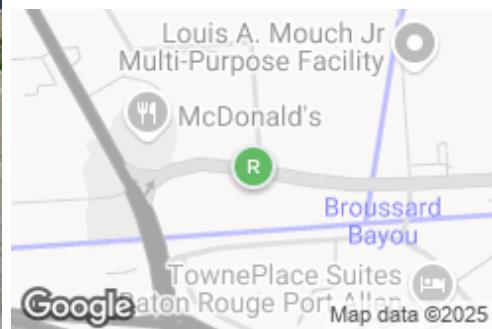
Mixed Use Property For Sale in WBR

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	Vacant	Yes
Total Available Space	20,500 SF	Vacant Date	3/12/2025
Asking Price	\$2,250,000	Available Date	3/12/2025
Listing Price Per SF	-	Days On Market	1 day
Cap Rate (Actual)	-	Date Listed	3/12/2025
Investment	Yes	Last Modified	3/13/2025
Possession	Act of Sale	Listing ID	42098463
Signage	On Building & Free-Standing	Parking Spaces	-
Show Instructions	Call broker		

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 Lobdell 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.

MOODY'S

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Property Features

Location Details

Address	2763 Court Street, Port Allen, LA, 70767
Zoning	Light Commercial
Submarket	LACDB - 70
County	West Baton Rouge Parish

Parcels	304510001700
In Opportunity Zone	Yes
Name	2763 Court St
Nearest MSA	Baton Rouge

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	20,500 SF
Land Size	1.82 Acres / 79,279 SF
Number of Buildings	3
Number of Floors	1
Year Built/Renovated	-
Primary Constr. Type	Masonry
Occupancy Type	Multi-tenant
Parking Spaces	-

Parking Ratio	-
In Opportunity Zone	Yes
Rentable Space	20,500 SF
Retail Center Type	Outlet Center
Electricity	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Rail Service	No

Property Listings

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

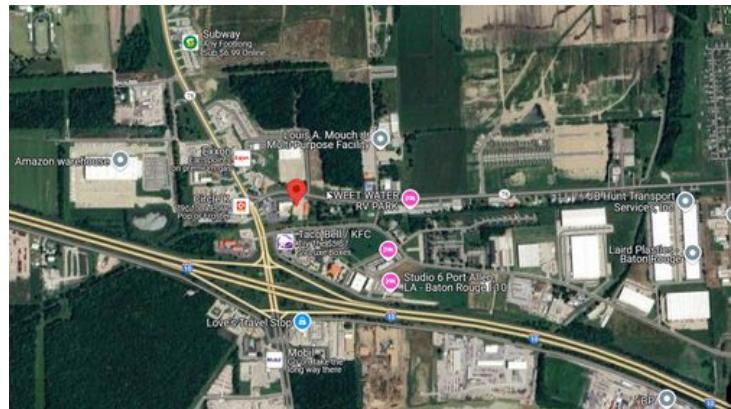
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Retail & Multi-Family	-	20,500 SF	\$2,250,000	3/12/2025

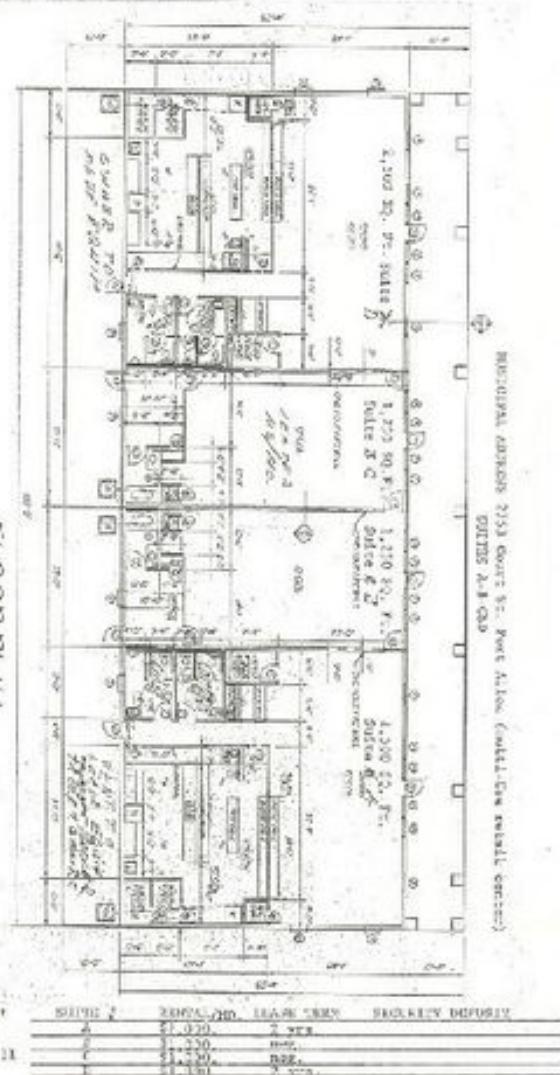
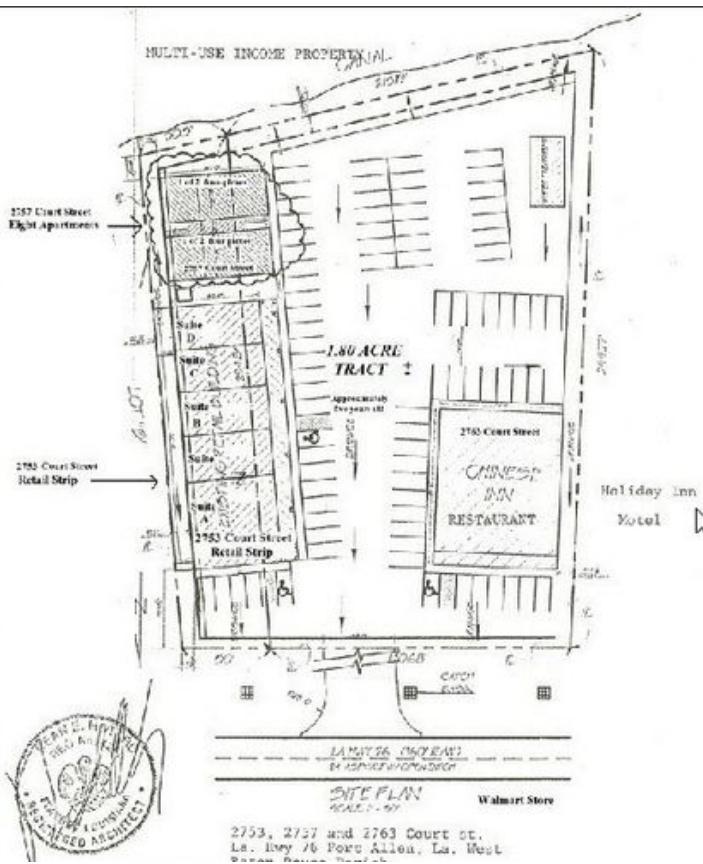
Additional Photos



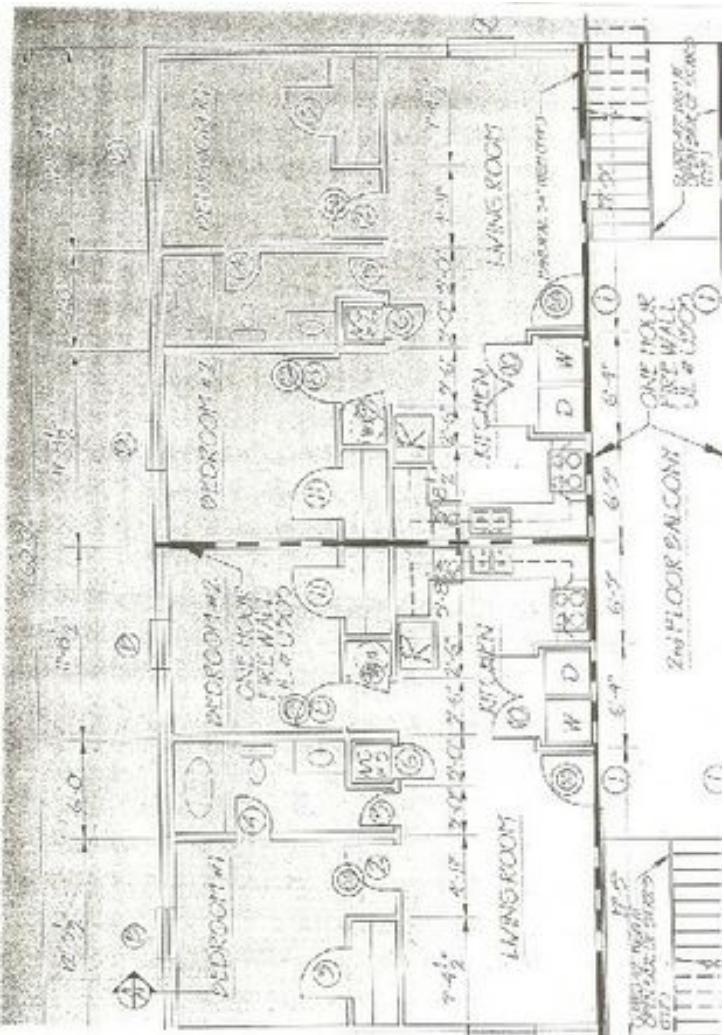
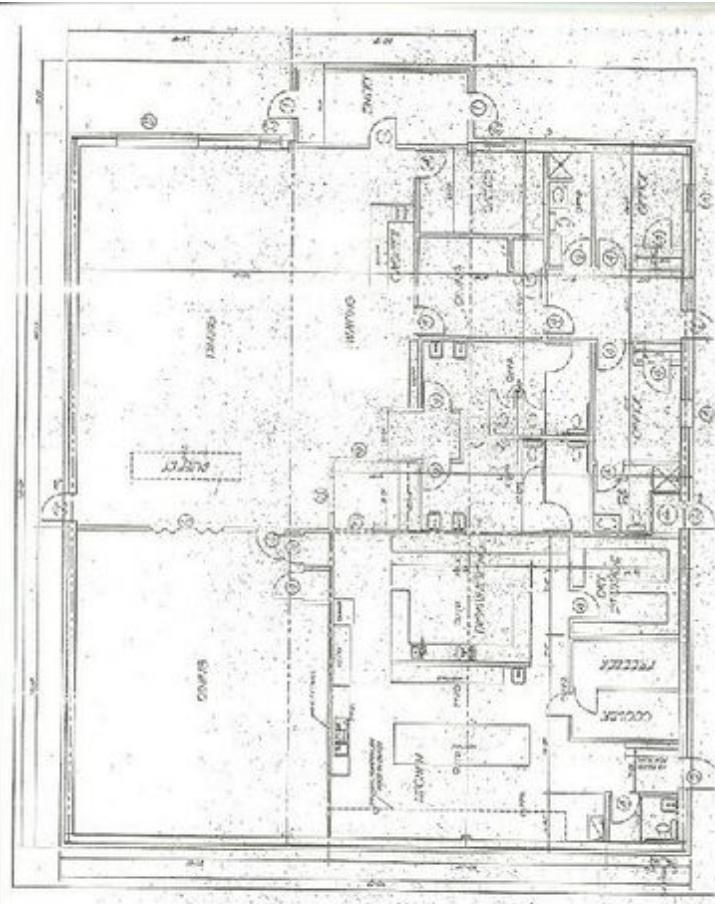








ITEM/TEST	TEST #	TESTS/200	LEARN. TIME	BUDGET DEFICIT
Any treatment equipment in stations A or B	4	\$1,320	2 yrs	
Conver will sell or lease	5	\$1,320	none	
or lease	6	\$1,320	2 yrs	



Contact



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

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