

420 & 432 Lofaso

420 Lofaso St Baton Rouge, LA 70806

PROPERTY SUMMARY



Property Description

Add to your commercial real estate portfolio with this exceptional opportunity in Baton Rouge. Including 6,692 SF of office/warehouse between 2 buildings with M1 (Light Industrial zoning). This property offers immense potential for an owner occupant or investors. Its prime location and expansive layout provide the ideal foundation for a diverse range of commercial ventures. With M1 zoning, the property presents the flexibility to accommodate various business needs, making it a strategic choice for investors seeking a promising asset in the thriving Baton Rouge market. Don't miss out on this chance to secure a valuable addition to your investment portfolio in this dynamic commercial real estate landscape.

Property Highlights

- - 6,692 SF Total Approx.
- -- Bldg 1: 2,808 sf. 2 story. Concrete block walls and precast concrete ceilings
- -- Bldg 2: 3,384 sf Warehouse with 3-phase power
- - Zoned M1 Light Industrial
- - Ideal for owner occupant opportunity

Austin Lolan

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Offering Summary

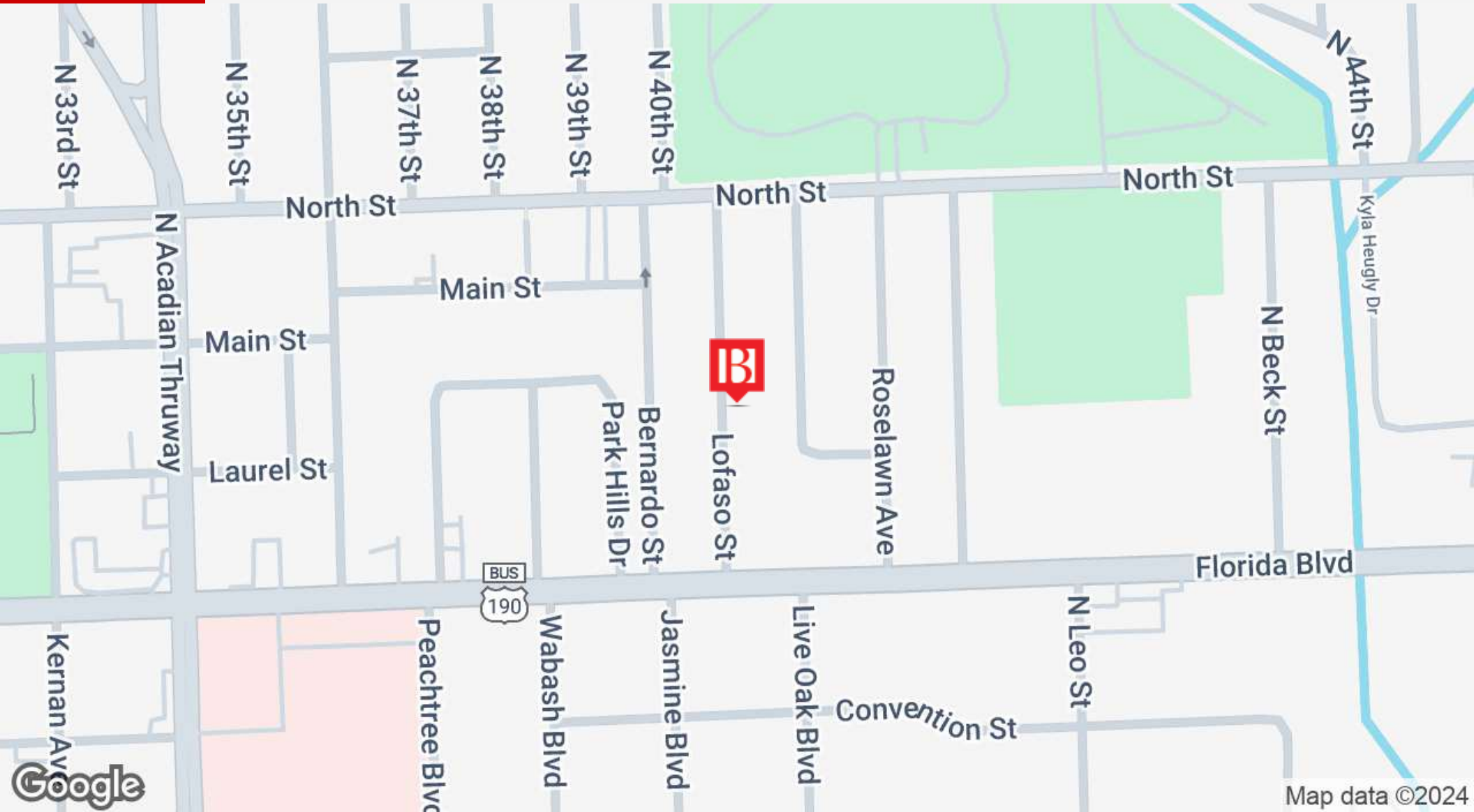
Sale Price:	\$283,000
Number Of Units:	2
Lot Size:	TBD SF
Building Size:	6,692 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	378	1,291	4,969
Total Population	791	2,749	10,998
Average HH Income	\$52,843	\$55,110	\$63,526



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LOCATION MAP



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ADDITIONAL PHOTOS



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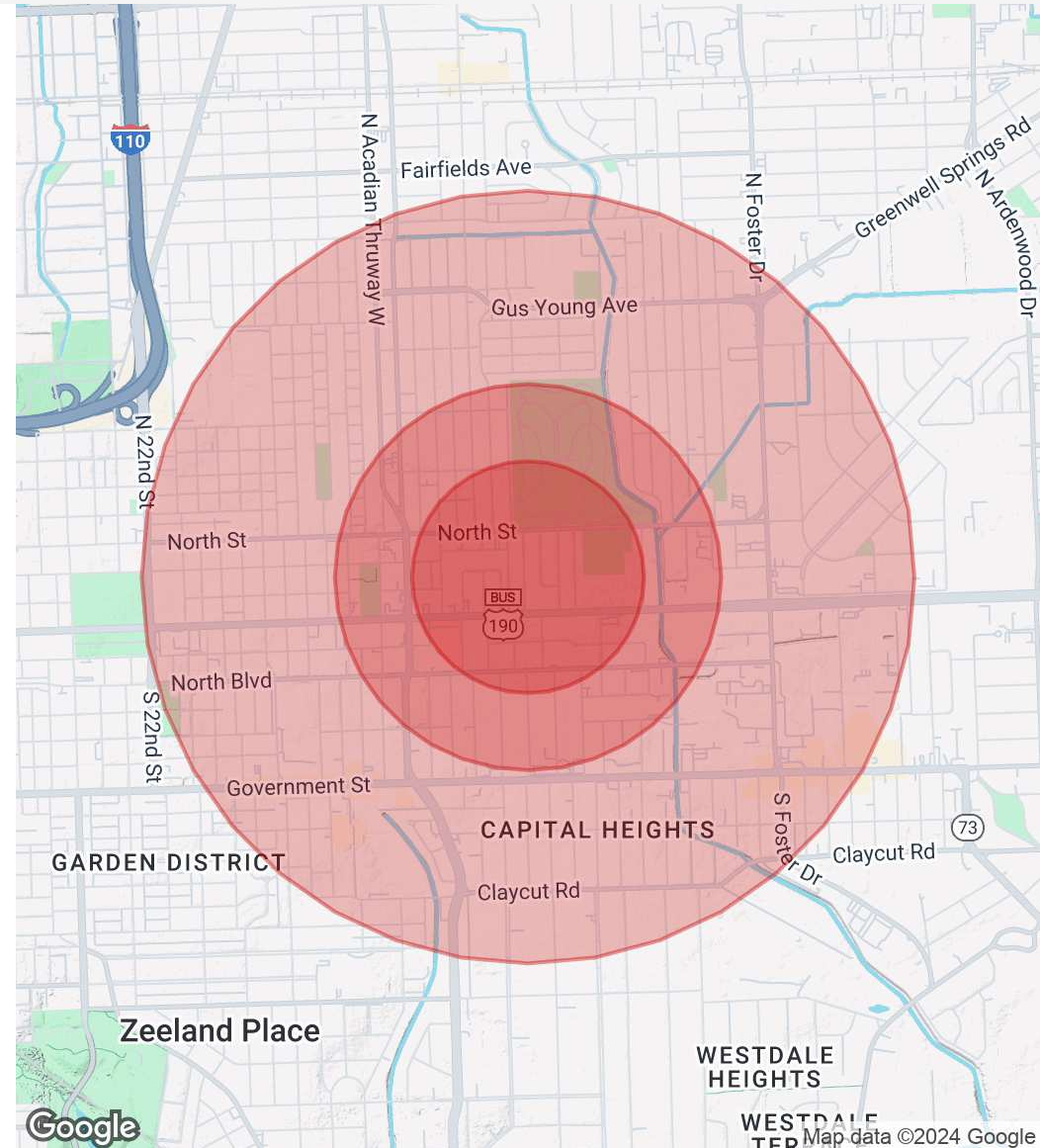
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DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	791	2,749	10,998
Average Age	46	44	41
Average Age (Male)	46	44	40
Average Age (Female)	46	44	42
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	378	1,291	4,969
# Of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$52,843	\$55,110	\$63,526
Average House Value	\$211,250	\$205,810	\$216,172

Demographics data derived from AlphaMap

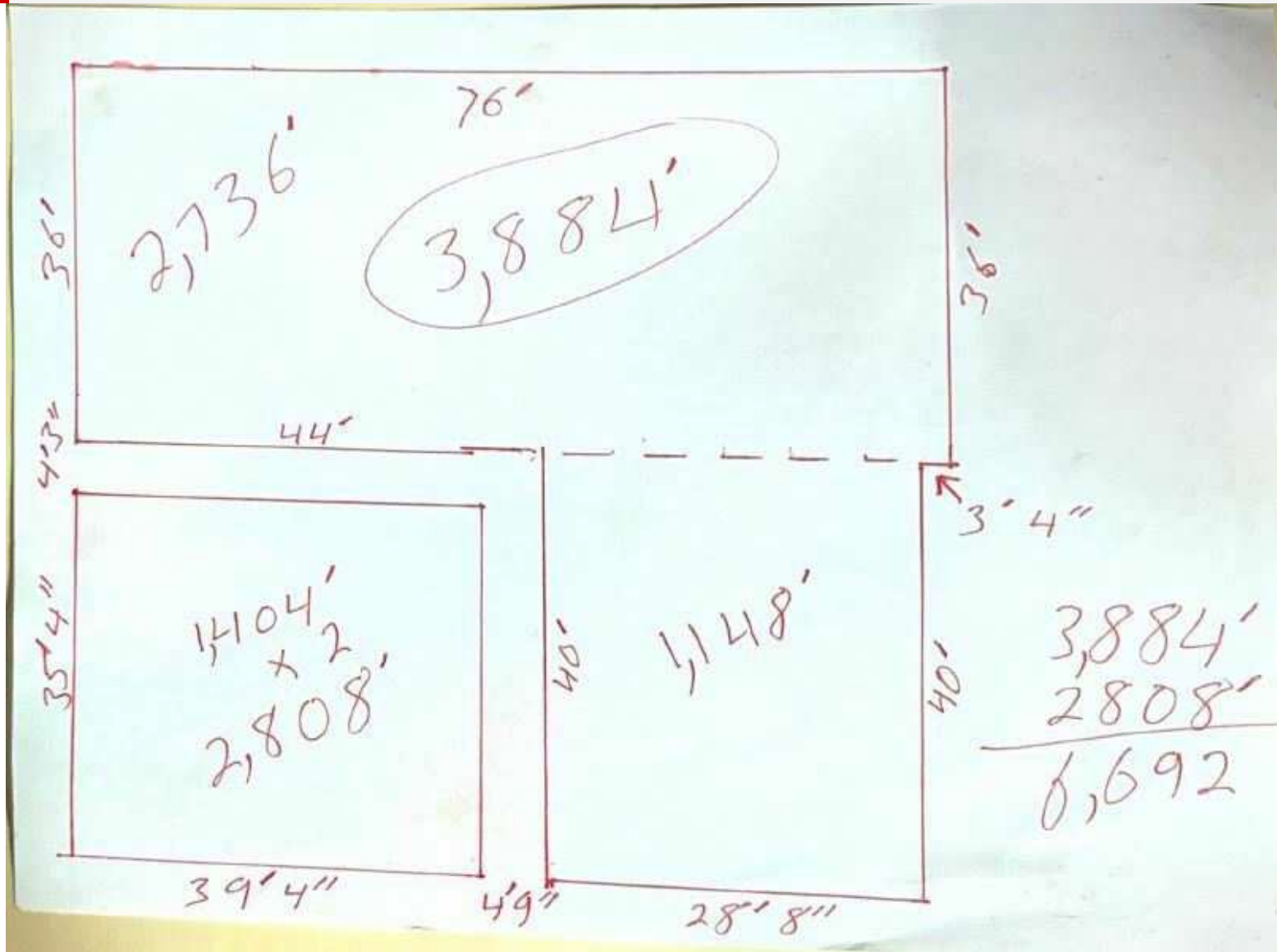


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FLOOR PLANS



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