



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

FULLY LEASED OFFICE/WAREHOUSE

9941+ 9951 MAMMOTH AVE, BATON ROUGE, LA 70814

10,200 TOTAL SF



OFFERING SUMMARY

Sale Price:	\$630,000
Total Building Size:	10,200 SF
Lot Size:	0.676 Acres
Price / SF:	\$61.76
Zoning:	M1

PROPERTY HIGHLIGHTS

- 9941 + 9951 Mammoth Ave. For Sale
- "Fully Leased"
- 10% Cap Rate
- 10,200 Total Office/Warehouse Square Footage
- 9941 Mammoth: 7,000 SF Office Space (3 yrs remaining)
- 9951 Mammoth: 3,200 SF Warehouse Space (5 yrs remaining)
- 0.676 Acre Lot



BRIAN NICOLICH

Commercial Sales & Leasing
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SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



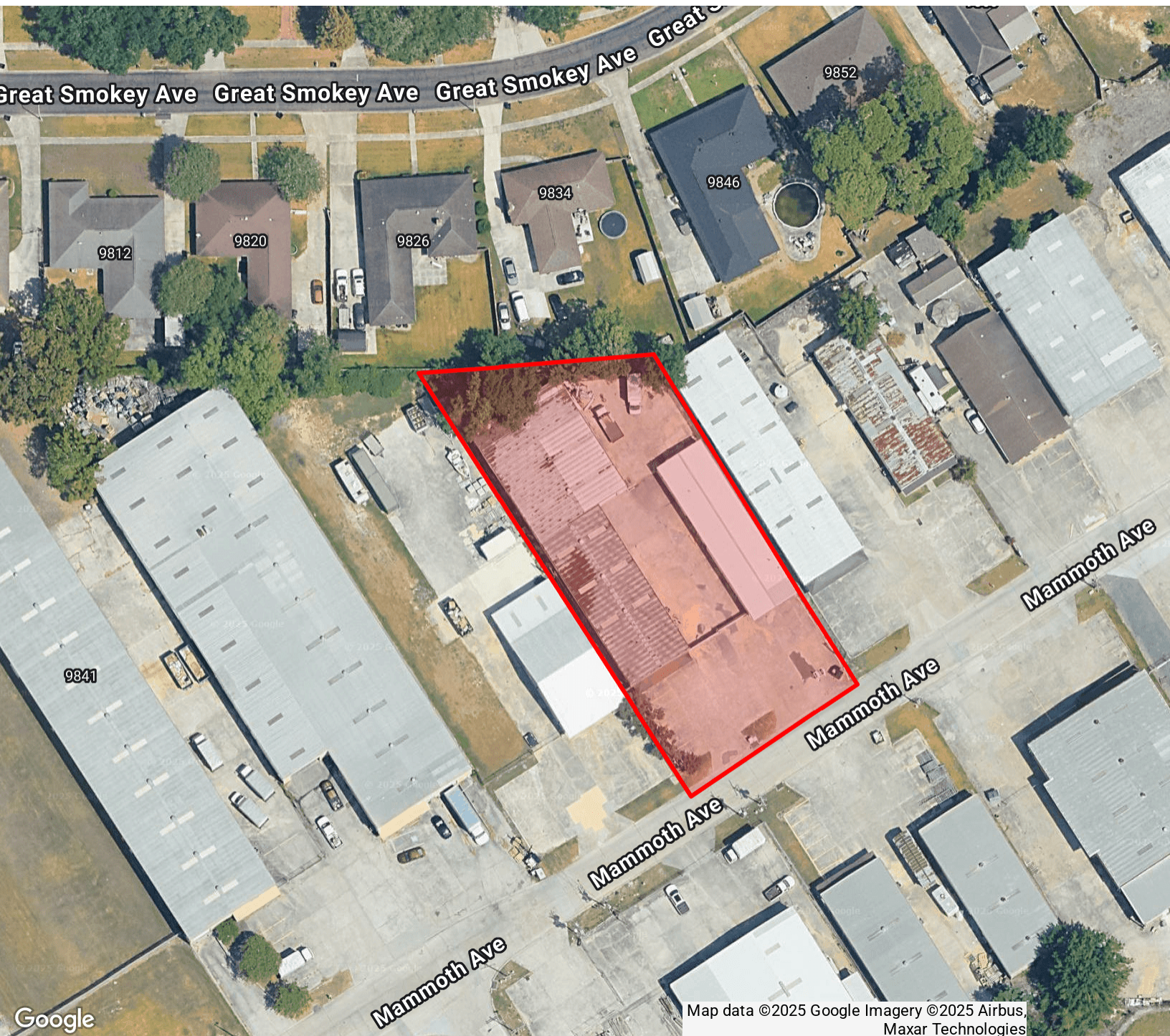
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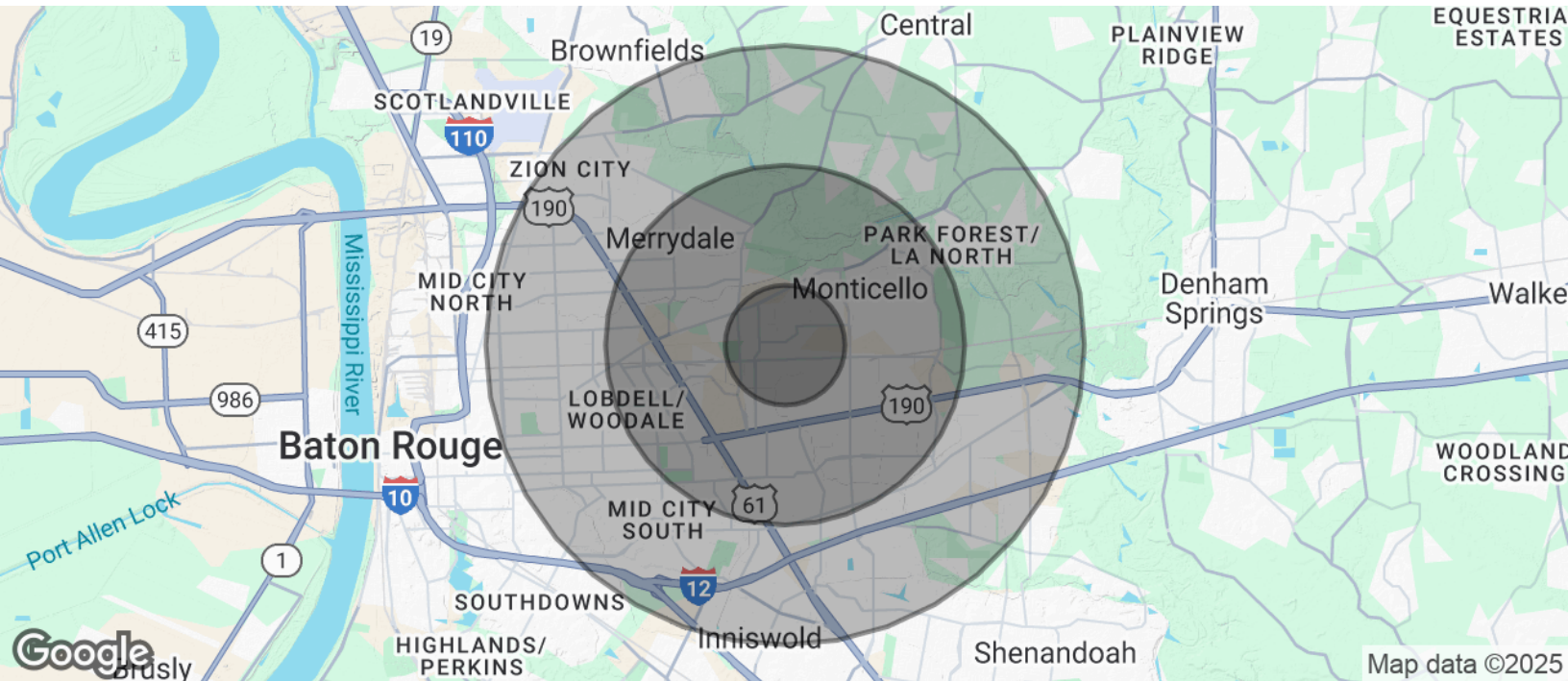
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DEMOGRAPHICS

FULLY LEASED OFFICE/WAREHOUSE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,587	54,268	170,097
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,801	20,949	69,037
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$62,730	\$69,936	\$72,557
Average House Value	\$191,132	\$209,668	\$239,480

Demographics data derived from AlphaMap

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