



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

SELF STORAGE W/OFFICE

5531 MCCLELLAND DR, BATON ROUGE, LA 70805

\$99,000



OFFERING SUMMARY

Sale Price:	\$99,000
Building Size:	4,800 SF
Lot Size:	14,650 SF
Price / SF:	\$20.62
Year Built:	1988
Zoning:	C-2

PROPERTY HIGHLIGHTS

- Self-Storage with Office
- Building approx. 4,800 SF
- Set up to house 24 Units - currently 12 Units with ability to add 10 more
- Each Unit Space: (92' x 225') with height of 98"
- Office (227' x 210')
- Fenced
- Insurance \$1,500 per year
- Property Tax \$700 per year



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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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RETAIL MAP

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Map
data
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Google

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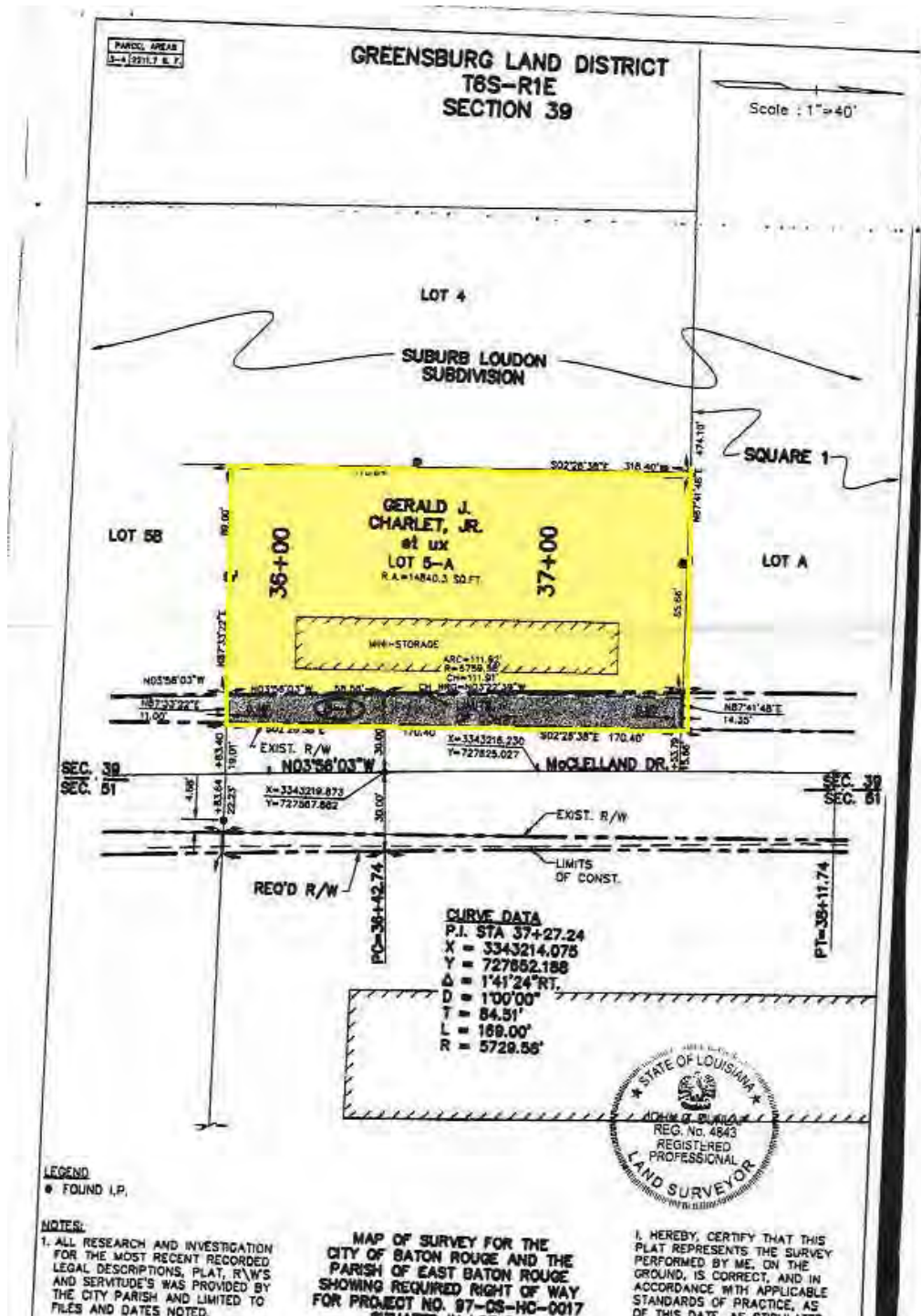
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SITE PLAN

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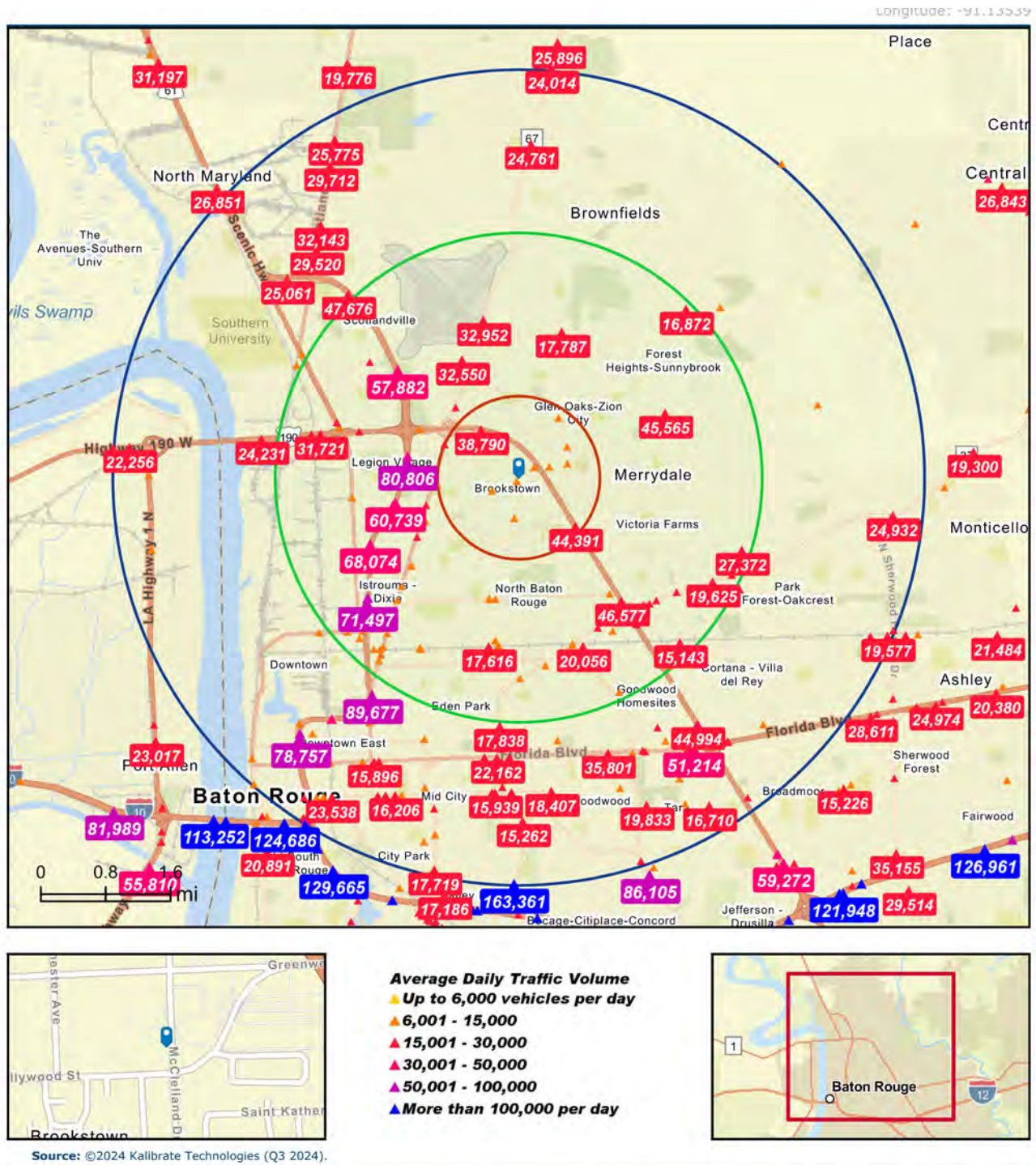
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TRAFFIC COUNT MAP

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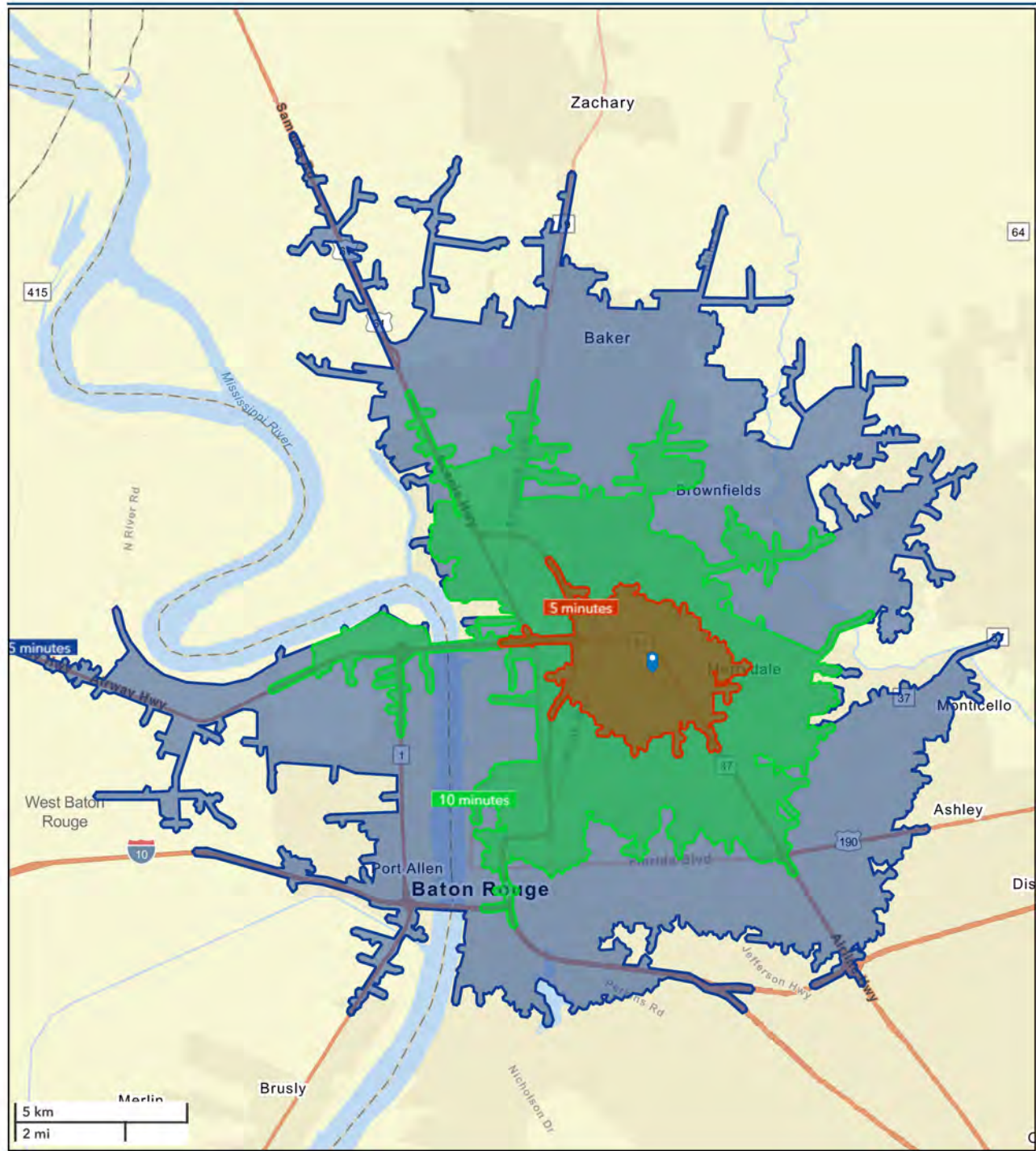
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DRIVE TIME MAP: 5, 10, 15 MINUTES

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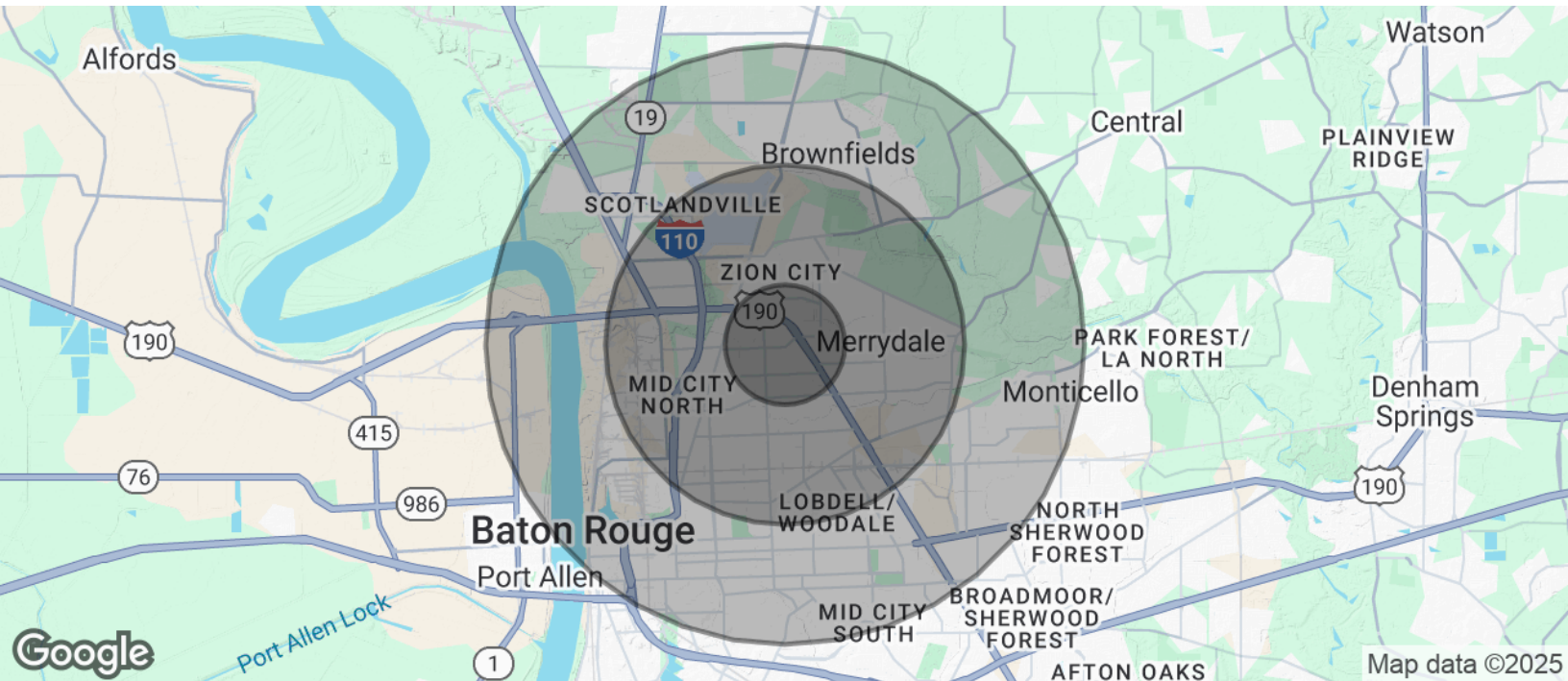
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,766	60,237	133,323
Average Age	37	38	39
Average Age (Male)	35	36	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,732	22,818	53,120
# Of Persons Per HH	2.7	2.6	2.5
Average HH Income	\$42,340	\$47,018	\$60,072
Average House Value	\$147,948	\$158,426	\$207,425

Demographics data derived from AlphaMap

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