

Office Building For Sale

13061 Great Tern Ave, Baton Rouge, LA 70810



MAESTRI·MURRELL^{INC.}
REAL ESTATE

Ben Stalter
(225) 298-1250
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Drew Gonzales
(225) 298-1250
dgonzales@mmcre.com

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SUMMARY

Description	2-story office building 4 suites total
Size	8,358 SF
Sale Price	\$1,400,000
NOI	\$114,937
Cap Rate	8.21%
Occupancy	100%
Zoning	C2



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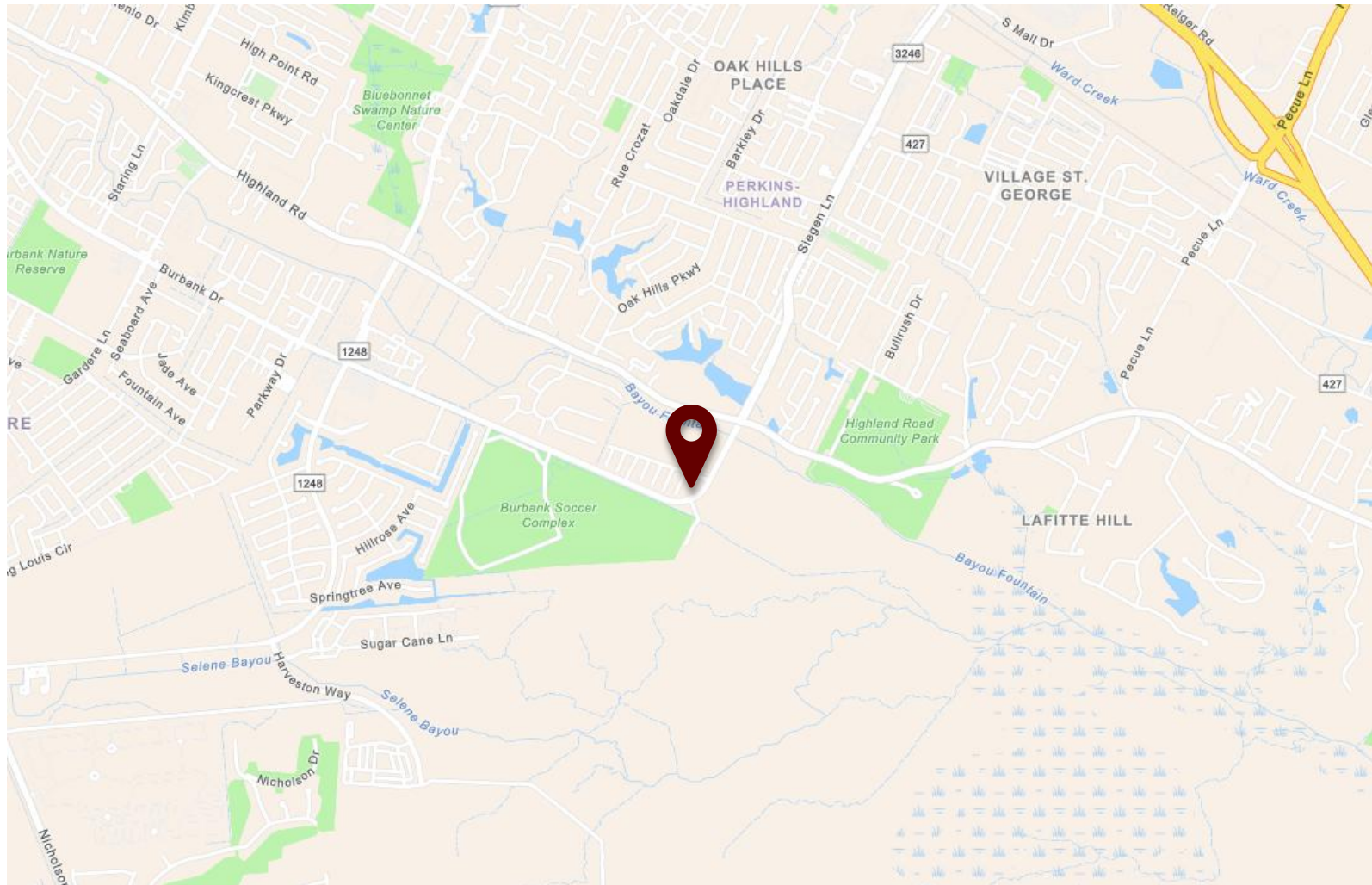
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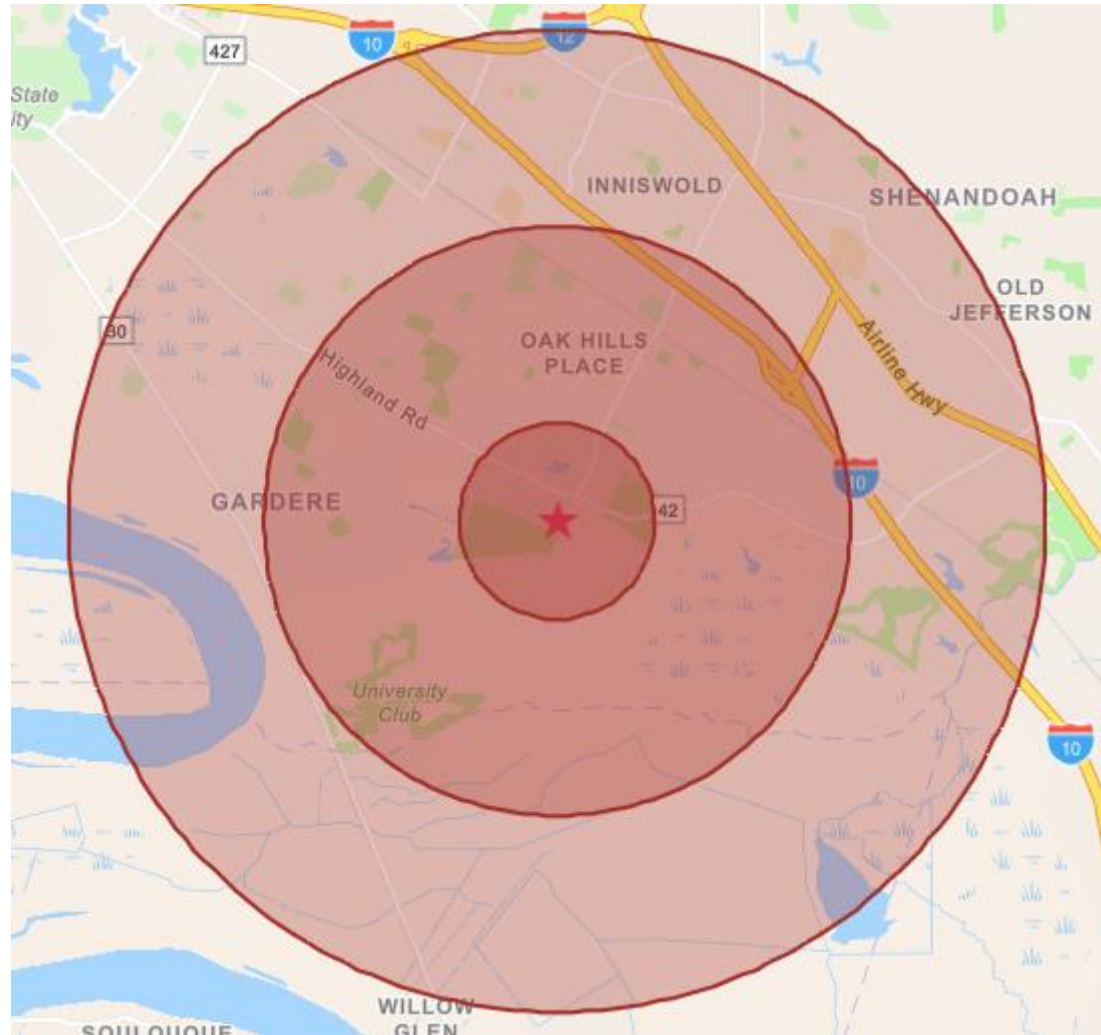
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Total Population	3,988	44,850	95,524
Total Households	1,707	19,306	42,307
Average Household Income	\$139,515	\$126,362	\$122,223



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