



PROPERTY OVERVIEW

- Leased Income Investment
- 75% Leased
- 1 vacancy @ 1,050 sf
- Growth Area
- Single story drive up garden office
- 3,950 total square feet
- 4-Unit Offices Building
- Direct driveway access/parking and mounted signage on Airline Hwy.

OFFERING SUMMARY

\$671,500 (\$170/sf)

3,950 sf

75% Leased

Direct Airline Hwy Access

DERBES FALGOUST COMMERCIAL REAL ESTATE

10455 Jefferson Hwy, Suite 210
Baton Rouge, LA USA 70809
225.778.5858

SCOT GUIDRY, CCIM
SCOT@DFCRE.COM
225-405-9400



FOR SALE

16573 AIRLINE HWY PRAIRIEVILLE, LA 70763

PROFORMA - 2026 AUGUST 16573

16573 Airline Hwy

Buildings	Sqft	Tenant	Rent Mo	Rent Sq Ft	Rent Yr	Lease Exp	Renewal
16573-A	900	Mtest	\$ 1,308.00	\$ 17.44	\$ 15,696.00	12/31/2028	no
16573-B	1000	Solutions LLC	\$ 1,100.00	\$ 13.20	\$ 13,200.00	12/31/2028	no
16573-C	1000	Prime Properties	\$ 1,500.00	\$ 18.00	\$ 18,000.00	12/31/2028	no
16573-D	1050	Vacant	\$ 1,575.00	\$ 18.00	\$ 18,900.00	Proforma	
Gross TL	3950		\$ 5,483.00		\$ 65,796.00		
Tenant Reimbursement				\$	17.75		
INCOME: Effective Gross Revenue			\$ 5,483.00		\$ 65,813.75		

EXPENSES

Taxes	\$ (6,053.63) 2025
Insurance	\$ (5,186.00)
Grounds	\$ (2,100.00)
Dumpster	\$ (870.00)
Pest Control - Termite	\$ (100.00)
Water/Sewer	\$ (195.60)
Total Expenses	\$ (14,505.23)
Net Income	\$ 51,308.52
Market Price	\$ 671,500.00 \$ 170.00 sf

NOTES:

16573: New flooring and paint Suites A & B. Gutters added last 5-years. Roof changed 2015/2016.

Roof changed 2015/2016.

New water lines in suites A and B

General: HVAC systems maintained upon demand. General systems serviced and/or repaired 2025.

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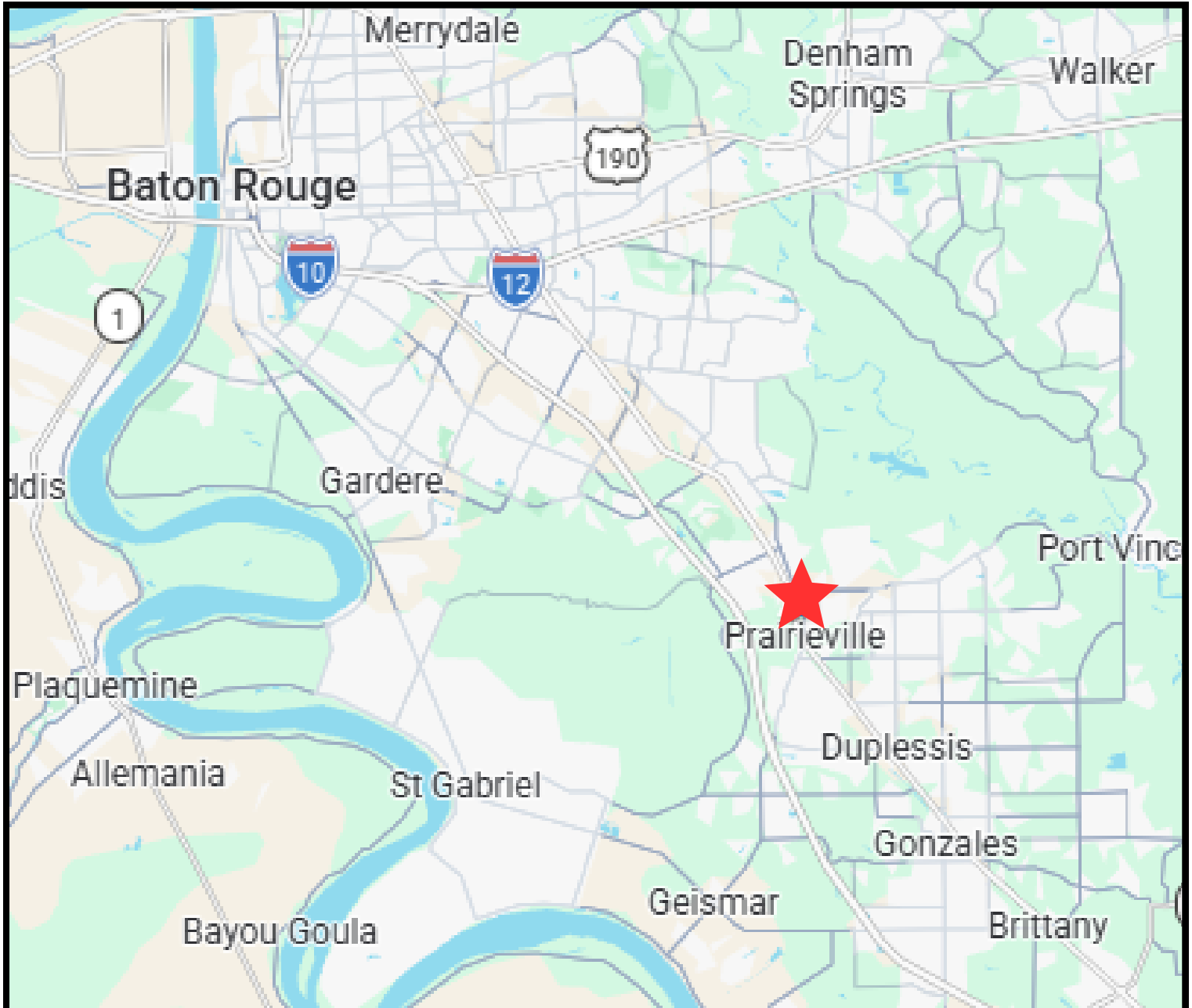
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