



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF

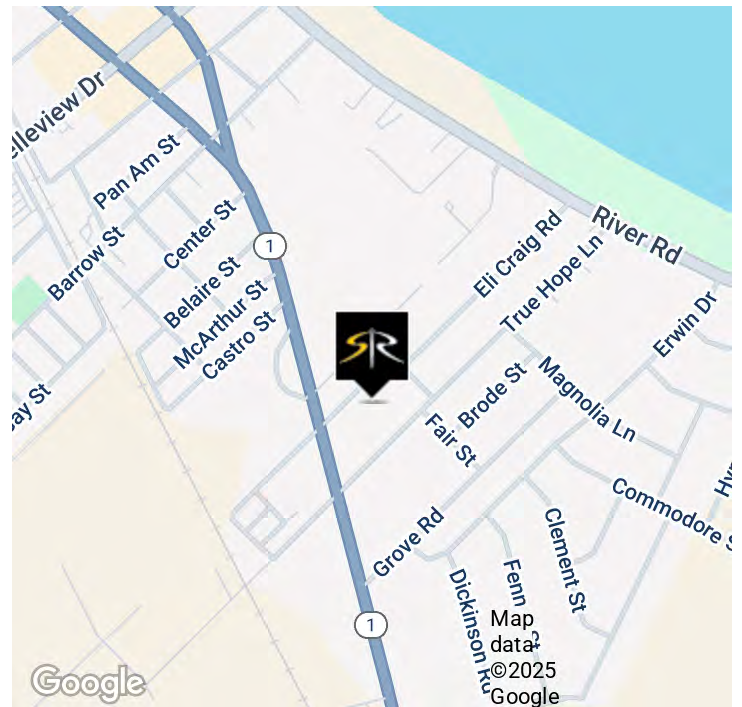


OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	7,400 SF
Site Size:	±0.53 Acres
Year Built:	2005
Construction:	Brick Veneer w/Pitched Roof
Configuration:	3 Suites Separately Metered
Zoning:	Office/Medical Use
Occupancy:	Vacant Ready for Use
Condition:	Good- Minimal Deferred Maintenance. Offered "AS IS"
Visibility:	Access on Hwy. 1
Parking:	Rear Parking Lot Ample Surface Parking

PROPERTY OVERVIEW

Professional Medical Office Building For Sale | Offered at \$350,000
"AS, IS" Bank-Owned Property | 7,400 SF | ±0.53 Acres | Prime Hwy.
Frontage | Flexible Suites | Investor or Owner-Occupant Opportunity



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



PROPERTY DESCRIPTION

Professional Medical Office Building For Sale

- Offered at: \$350,000 "AS, IS" Bank-Owned Property
- 7,400 SF | ±0.53 Acres
- Prime Highway Frontage
- Flexible Suites
- Investor, or Owner-Occupant Opportunity

Property Overview

This 7,400 square foot freestanding medical office building offers immediate value in one of Plaquemine's most visible and accessible commercial corridors. Strategically positioned on Highway 1, this well-maintained property delivers both professional curb appeal and investment flexibility. The structure is demised into three (3) separate office suites, each with its own private entry, allowing for multi-tenant occupancy or single-user control.

Whether you're an investor seeking upside potential or a medical/professional user looking to owner-occupy with additional income-producing potential, 25073 Hwy 1 is a fixer upper opportunity.

Feature Description

- Building Size: 7,400 SF
- Site Size: ±0.53 Acres
- Year Built: 2005
- Construction: Brick veneer with pitched roof
- Configuration: 3 suites – separately metered
- Zoning: Office / Medical Use
- Occupancy: Vacant – ready for user or tenants
- Condition: Good - minimal deferred maintenance: Offered "AS IS"
- Visibility: Access on Hwy 1
- Parking: Rear parking lot – ample surface parking

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

FOR SALE

7,400 SF



PROPERTY HIGHLIGHTS

Free-Standing 7,400 SF Office Building on +/-0.53 Acres

Building is comprised of 3 separately metered Office Suites:

Suite 1: Medical Office

- 3,800 SF
- Furnished
- Reception & Waiting Area
- Conference Room
- (7) Examination Rooms
- Breakroom
- Private Offices

Suite 2: former Pharmacy

- 1,800 SF
- Reception & Check-in
- Private Offices + Open Workroom
- Break Area and Restroom

Suite 3: Shell Space ready to be built out for tenants specifications, with potential for:

- 1,800 SF
- Reception & Front Office
- Two Offices + Storage

Each suite offers independent access, making this property ideal for medical users, therapy practices, legal or financial services, or government-related tenants. The Site has 22 Parking spaces and Hwy. 1 Signage.

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



PROPERTY HIGHLIGHTS

Location & Accessibility

- Located on Highway 1, Plaquemine's main north-south artery
- Across from American Legion Hall
- Surrounded by commercial, retail, and residential uses
- Easy ingress/egress with excellent visibility
- 15-30 Minutes from Baton Rouge

The subject property is competitively priced relative to comparable office medical assets in both rural and Baton Rouge metro submarkets.

Property Notes:

- Parking lot needs resurfacing
- One suite previously boarded – ready for interior renovation
- HVAC upgrades recommended
- Adjacent to car wash and storage facility
- Structure is concrete slab with brick façade and green metal roof
- Excellent signage opportunities

Ideal For:

- Primary care or specialty medical practice
- Mental health or therapy practice
- Local governmental agencies
- Legal, financial, or insurance professionals
- Investors seeking 3-unit lease-up

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE
25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

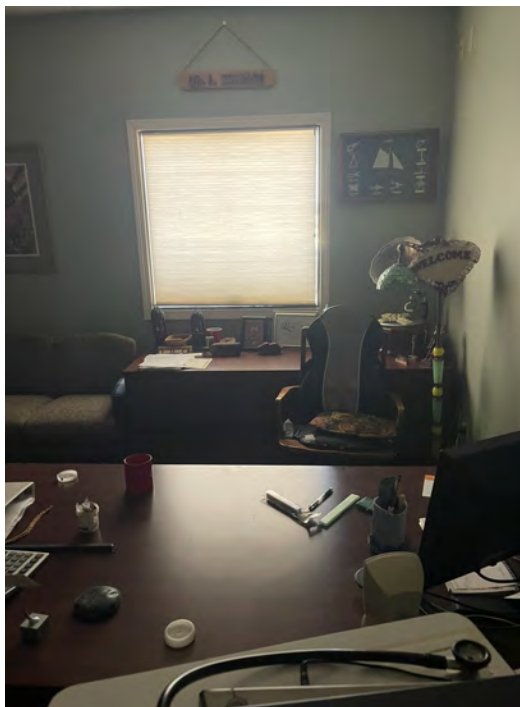
SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE
25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.

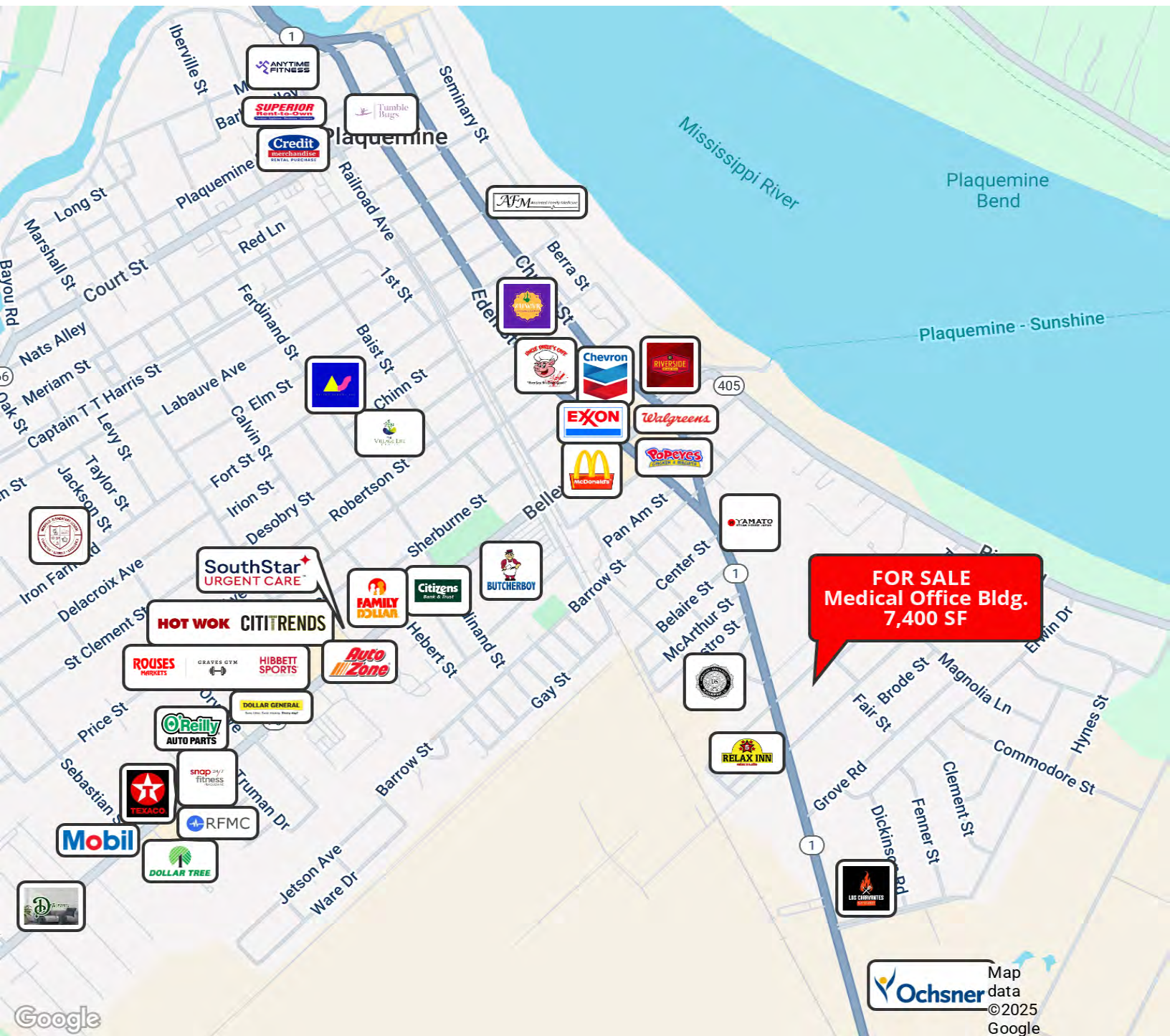


SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



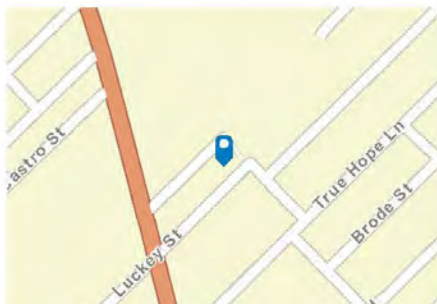
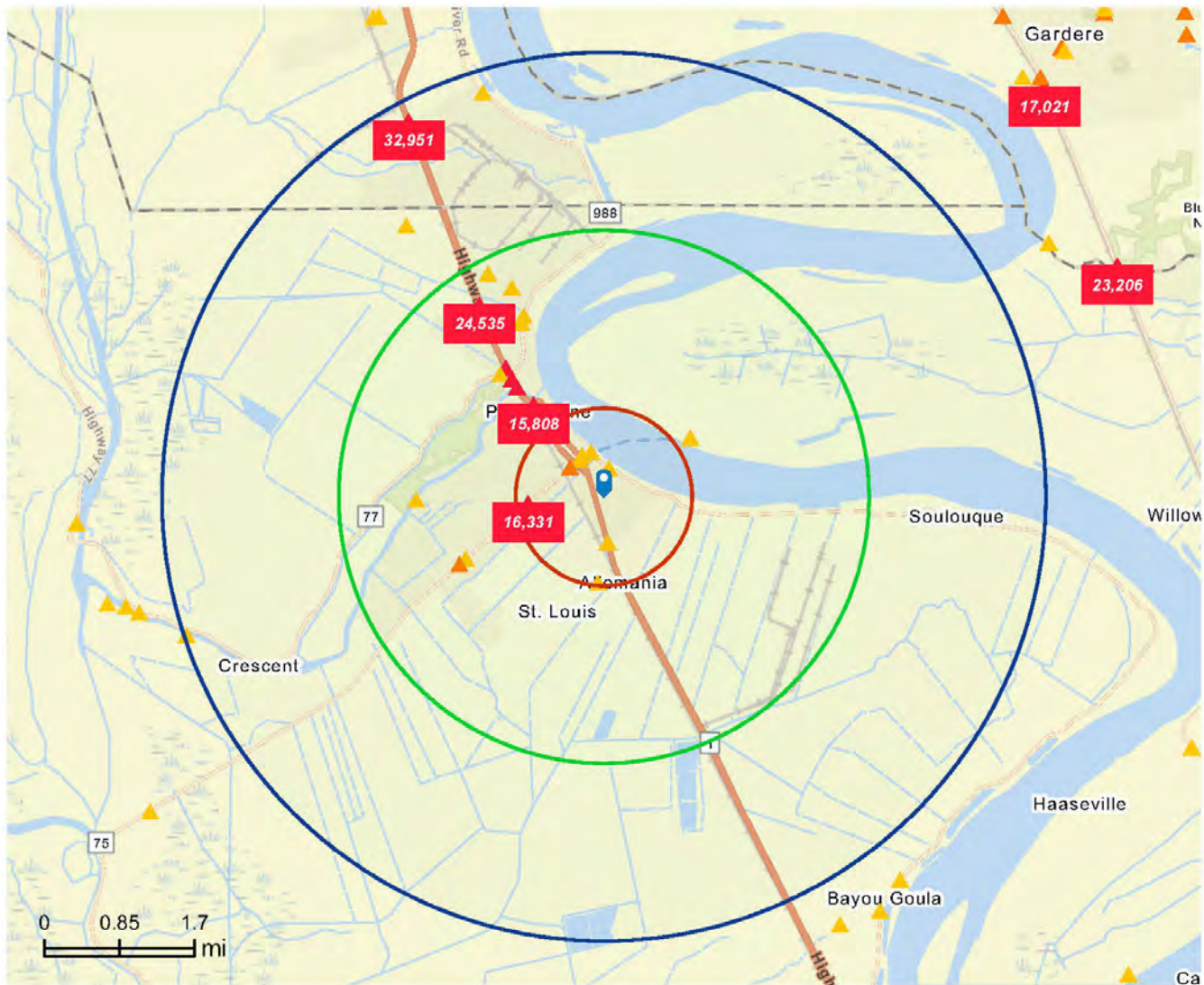
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

TRAFFIC COUNT MAP

PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



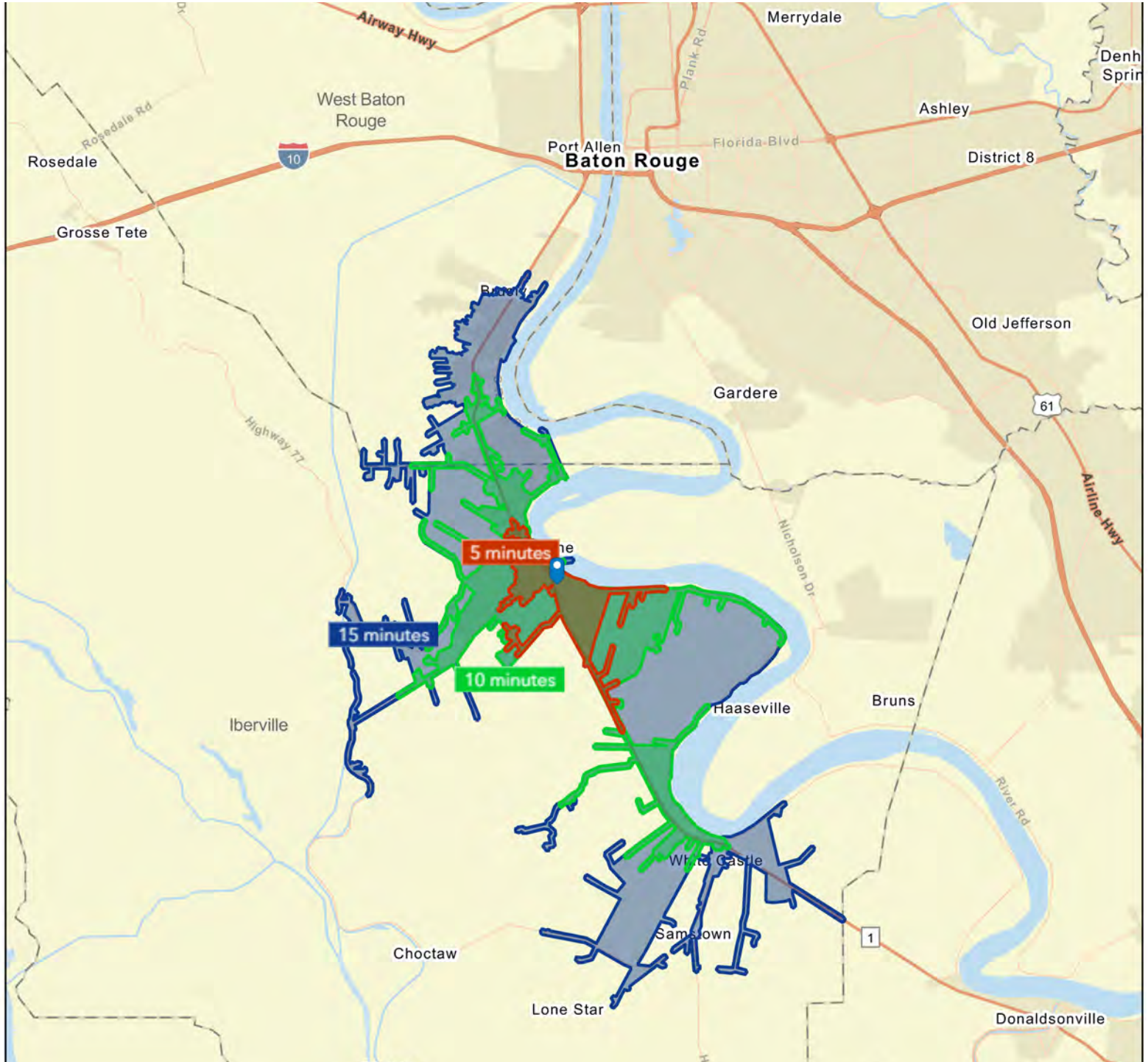
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

DRIVE TIME MAP: 5, 10, 15 MINUTES

PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

7,400 SF



CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.



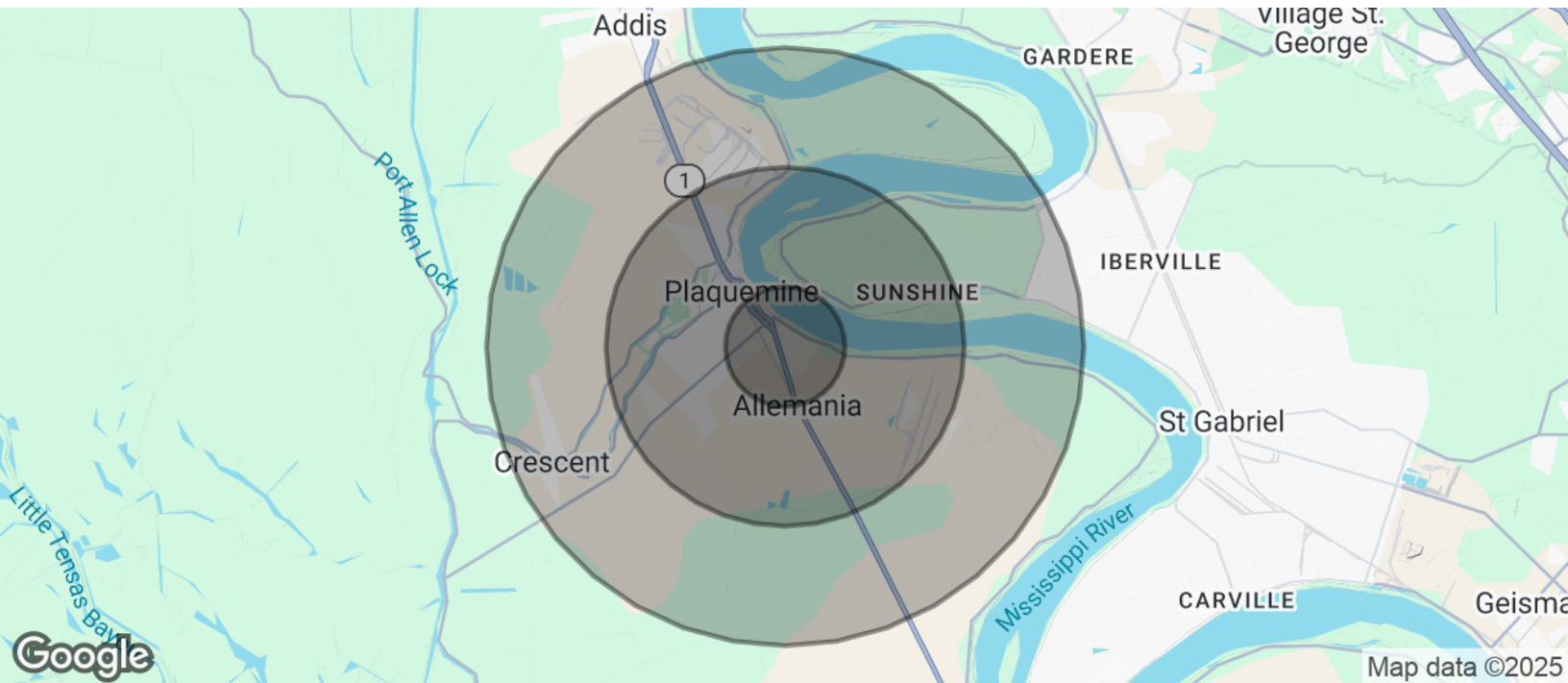
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

PROFESSIONAL MEDICAL OFFICE BUILDING FOR SALE

25073 LOUISIANA 1, PLAQUEMINE, LA 70764

FOR SALE

7,400 SF



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,039	10,615	12,735
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,208	4,263	5,086
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$71,908	\$83,432	\$82,433
Average House Value	\$180,109	\$227,626	\$229,169

Demographics data derived from AlphaMap

CARMEN AUSTIN, MBA, CCIM, SIOR
Associate Broker & Retail Specialist
225.930.6256
carmen@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

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.