



OFFICE BUILDING FOR SALE

Income Producing Investment Opportunity

11736 Newcastle Avenue, Baton Rouge, LA 70816 Building A

Presented By:

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PROPERTY DESCRIPTION

- One of two buildings available for sale, will sell as a package.
- Offers a stable investment opportunity, positioned in a high-traffic area in one of Baton Rouge's busiest business corridors
- Fully leased law office
- Located with entrances on both Newcastle Ave and S Sherwood Forest, directly behind the former Hancock Whitney Bank
- 2,815 SqFt of office space
- .54 Ac lot
- Situated at the busy intersection of S Sherwood Forest and Newcastle with controlled traffic light access
- Approximately 30,000+ vehicles per day on S Sherwood and 3,900+ on Newcastle Ave
- Close proximity to I-12, Airline Hwy, and Coursey Blvd

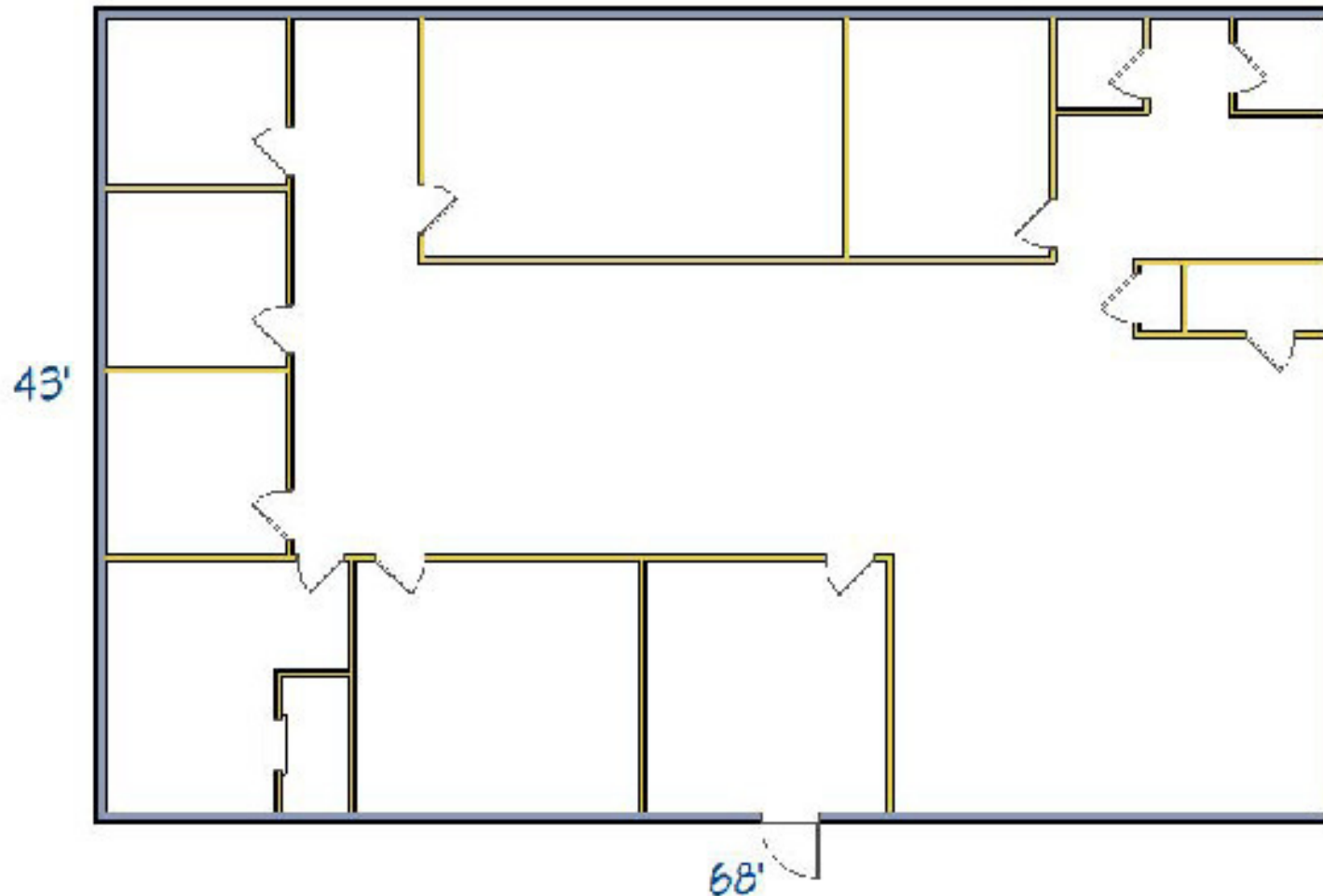
OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	.54 Acres
Building Size:	2,815 SF
Cap Rate:	8.1%

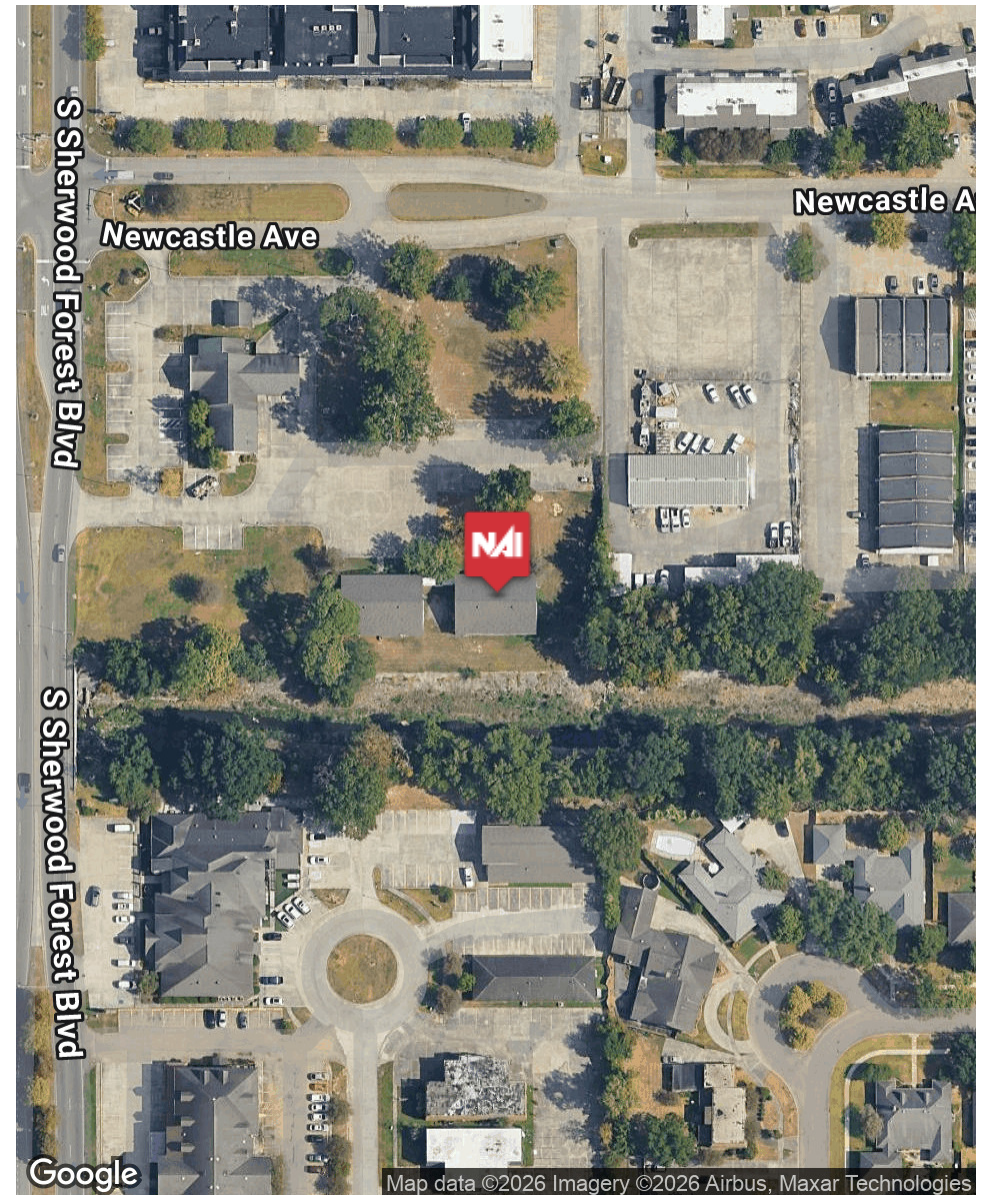
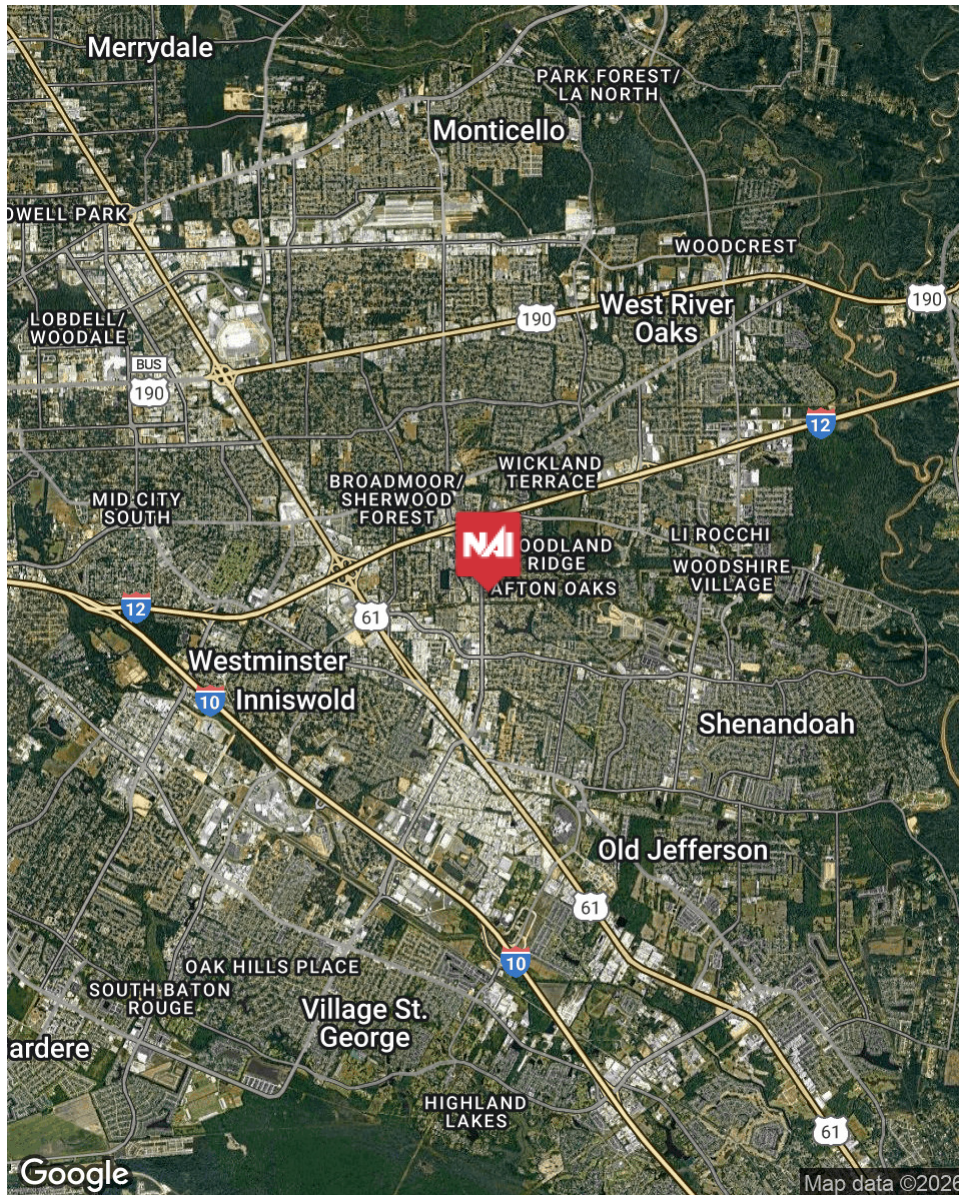
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,093	6,058
Total Population	530	2,174	12,325
Average HH Income	\$70,255	\$65,673	\$62,497

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