



Each office independently owned and operated

FOR SALE

OFFICE BUILDING

724 CENTRAL AVENUE

JEFFERSON, LA 70121

MAX JUGE - RE/MAX COMMERCIAL

3331 Severn Avenue | Suite 200

Metairie, LA 70002



PRESENTED BY:

MAX JUGE

Sales Associate

504.838.0001

LA #995716624

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PROPERTY DESCRIPTION

RE/MAX Commercial Brokers, Inc is proud to offer 724 Central Avenue in Jefferson, LA for sale. This well-appointed office/flex facility is situated on a generous parcel in Jefferson, LA, not far from Elmwood.

This unique property boasts a combination of spaces, including a two-story, class-B office building, an attached 3,808 SF warehouse/lab, with an additional 759 SF warehouse/storage area. 724 Central has approximately 52 parking spaces and flexible Light Industrial (I-L) zoning. Some additional features include: a nuclear materials room, lofted area for extra storage, ready-to-use geotechnical laboratory space, ~20' ceiling height in the main warehouse w/ an overhead door.

12-month lease-back situation would be ideal for the owners.



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OFFERING SUMMARY

| | |
|----------------------|------------------------|
| Sale Price: | \$1,795,000 |
| Price Per SF: | \$129.18 /SF |
| Total Building Size: | 13,895 SF |
| Office SF: | 9,328 SF |
| Warehouse SF: | 4,567 SF |
| Land Size: | .85 acre |
| Zoning: | Light Industrial (I-L) |
| Parking Ratio: | 3.73 spaces / 1,000 SF |

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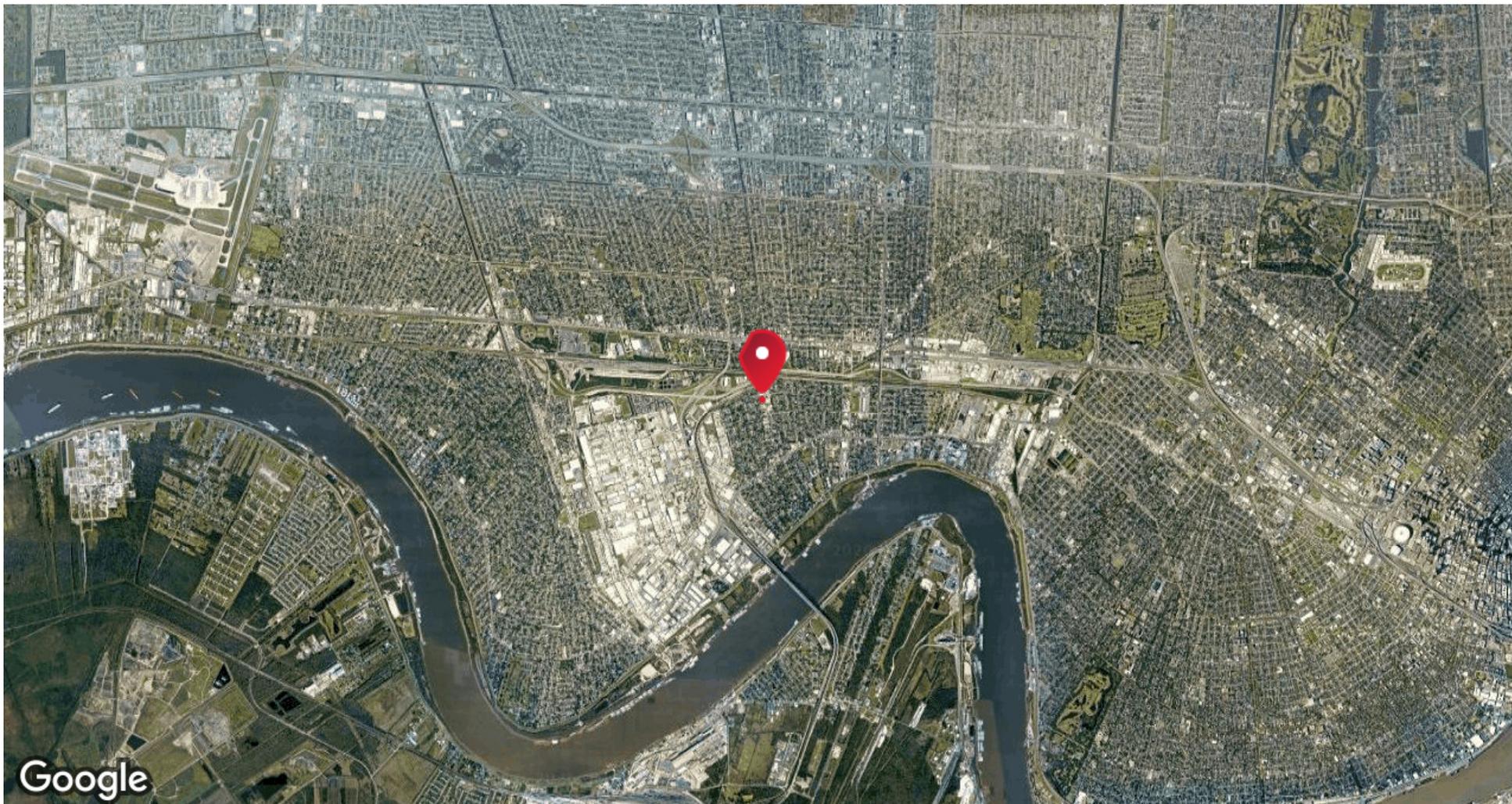
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LOCATION MAP

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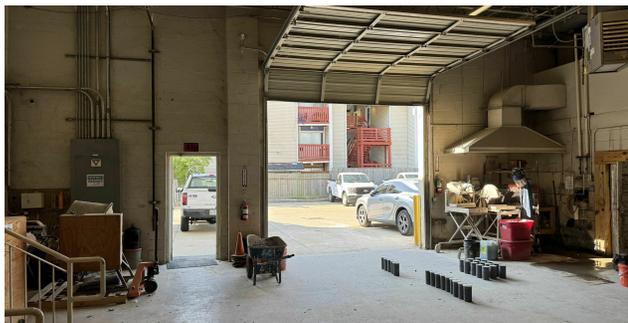
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ADDITIONAL PHOTOS

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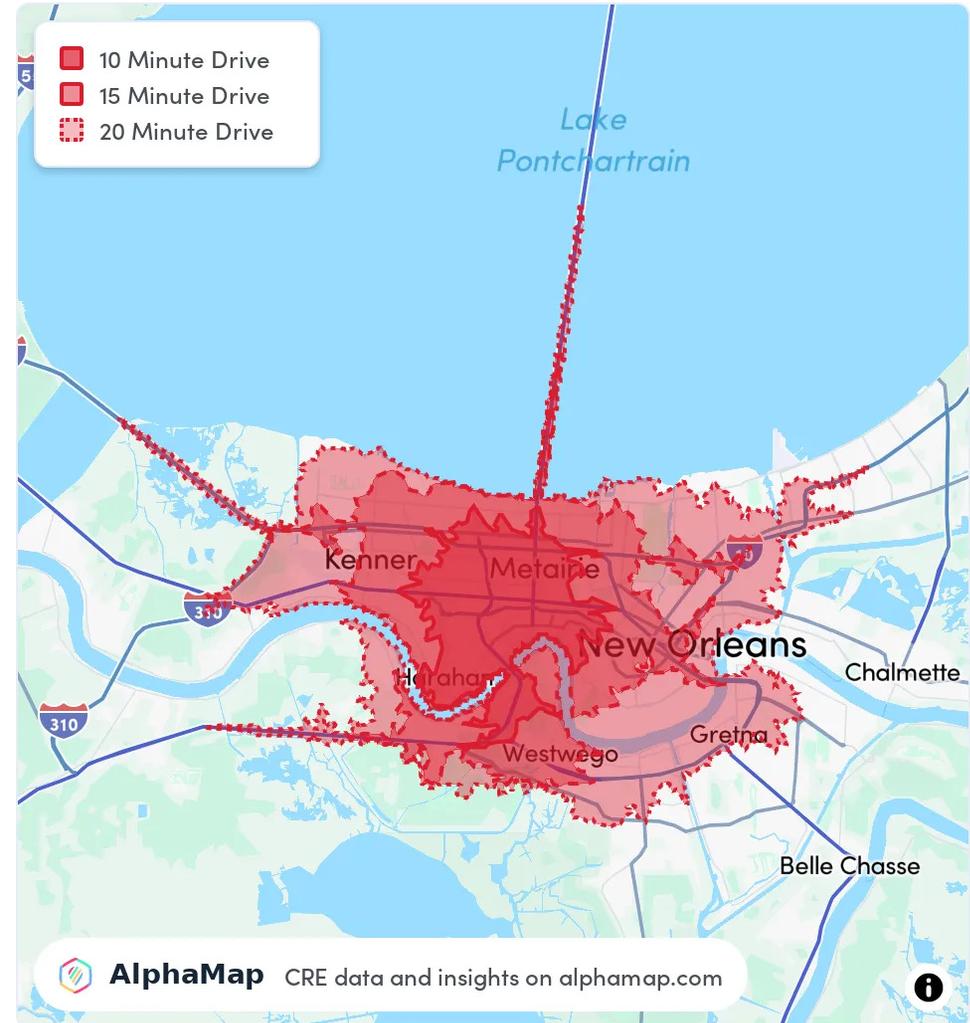
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| POPULATION | 10 MINUTES | 15 MINUTES | 20 MINUTES |
|----------------------|------------|------------|------------|
| Total Population | 106,344 | 316,829 | 545,985 |
| Average Age | 42 | 41 | 41 |
| Average Age (Male) | 41 | 40 | 40 |
| Average Age (Female) | 43 | 42 | 42 |

| HOUSEHOLD & INCOME | 10 MINUTES | 15 MINUTES | 20 MINUTES |
|---------------------|------------|------------|------------|
| Total Households | 48,855 | 138,394 | 237,184 |
| Persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$89,515 | \$92,922 | \$88,402 |
| Average House Value | \$332,135 | \$391,487 | \$380,334 |
| Per Capita Income | \$40,688 | \$40,400 | \$38,435 |

Map and demographics data derived from AlphaMap



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