SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

13,790 SF RETAIL / OFFICE-WAREHOUSE / SHOP

1903 WASHINGTON ST, FRANKLINTON, LA 70438

13,790 SF

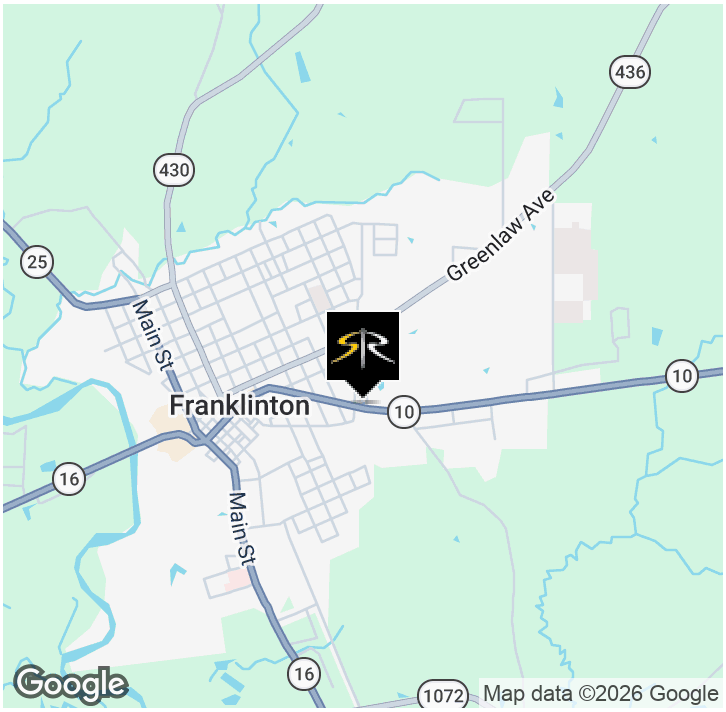


OFFERING SUMMARY

Sale Price:	**$900,000**
Building Size:	**13,790 SF**
Lot Size:	**2.057 Acres**
Price / SF:	**$65.26**
Zoning:	**C-2**

PROPERTY OVERVIEW

13,790 SF retail/ office-warehouse / shop with additional storage building and covered storage areas on 2.057-acre paved and stabilized site at 1903 Washington Street in Franklinton. Property is zoned C-2, versatile, and ideally suited for a wide range of retail/commercial uses.



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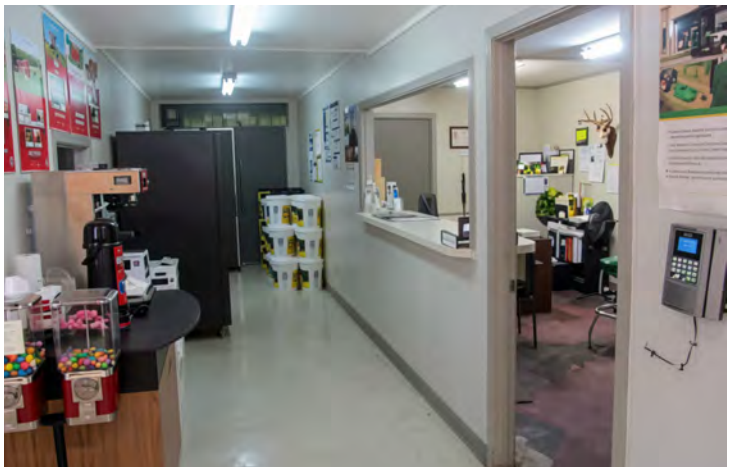
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13,790 SF









PROPERTY HIGHLIGHTS

- 13,790 SqFt of Offie/Showroom/Shop Space
- 6,190 SqFt of Office/Showroom/Parts
- 6,000 SqFt of Shop:
  - 20 Ft. Eaves
  - (3) 18' x18' Roll Up Doors
  - Overhead 5-Ton Cranes
  - Large Vent Fans
  - Additional 1,200 SqFt of Mezanine Storage
- 1,600 SqFt Storage Bldg with (2) 10' x 13' Roll Up Doors
- Additional 3,361 SqFt of Covered Storage Area
- 2.057 Acre Site All Paved/Stabilized
- Lot Measures: 249.87' X 329.82' X 312.28' X 310.15'
- 310' Foot of Washington St. Frontage
- Average Daily Traffic - 13,000 Cars per Day
- Flood Zone "X"

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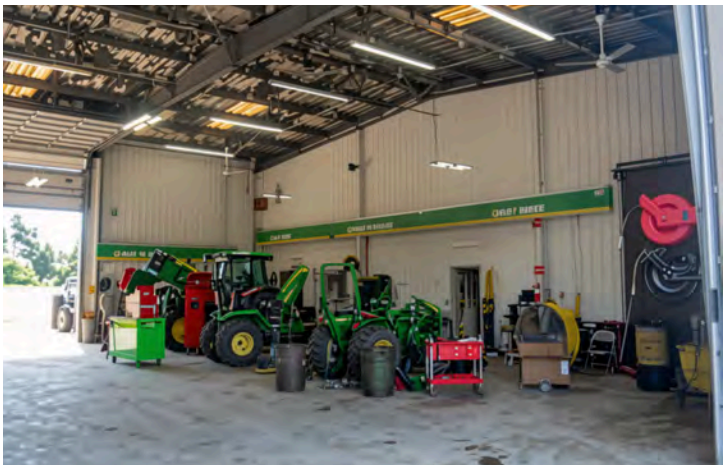
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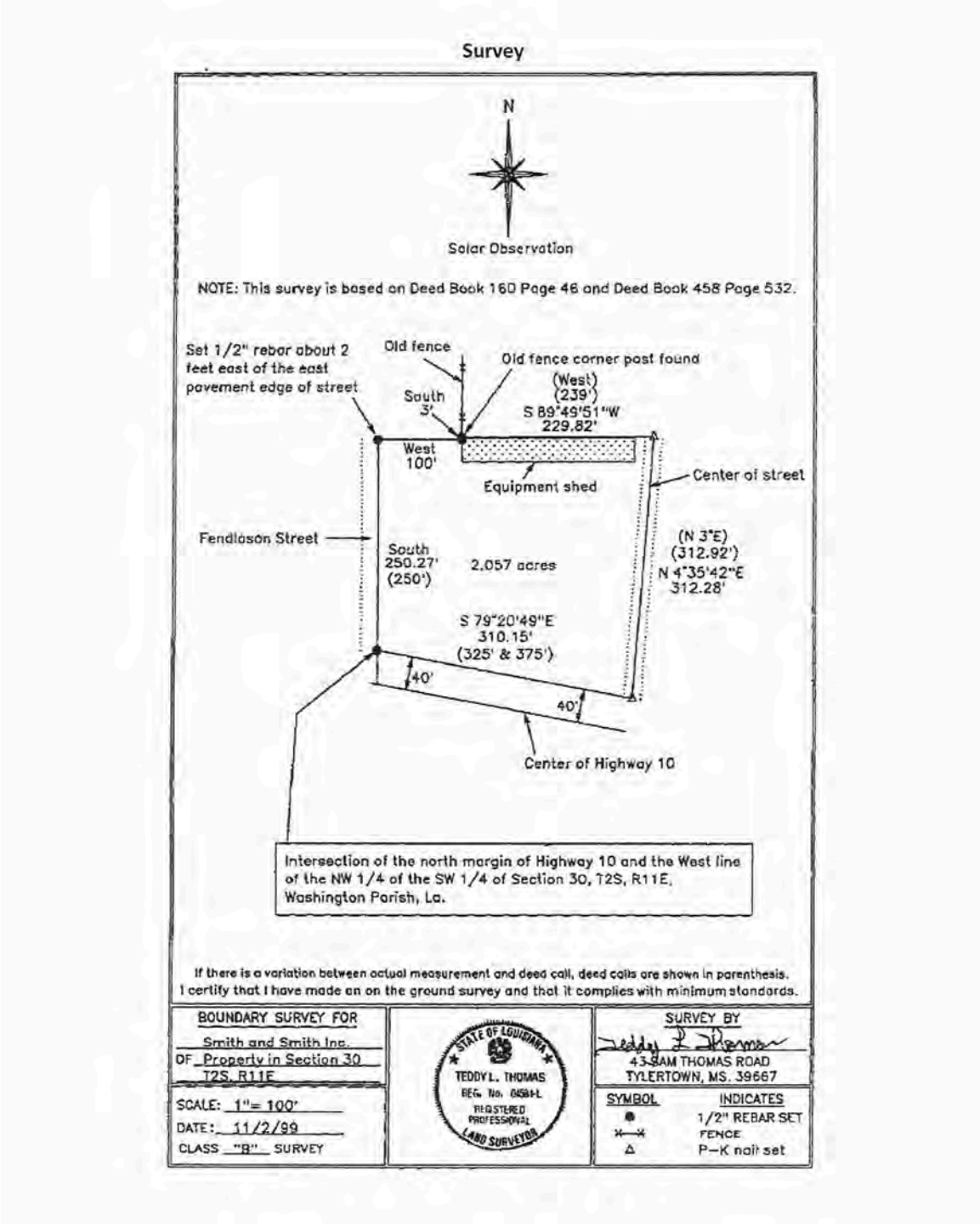
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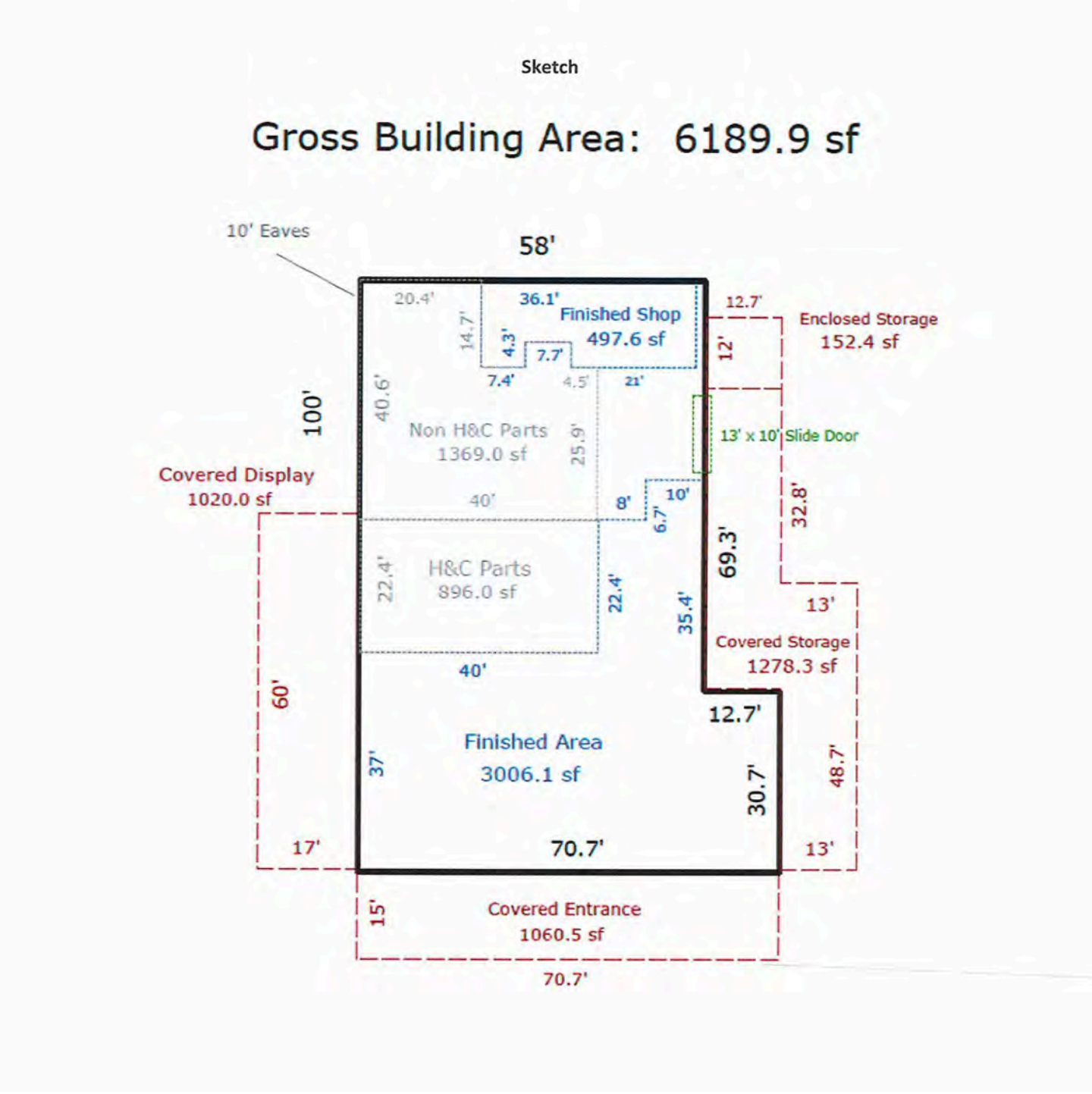
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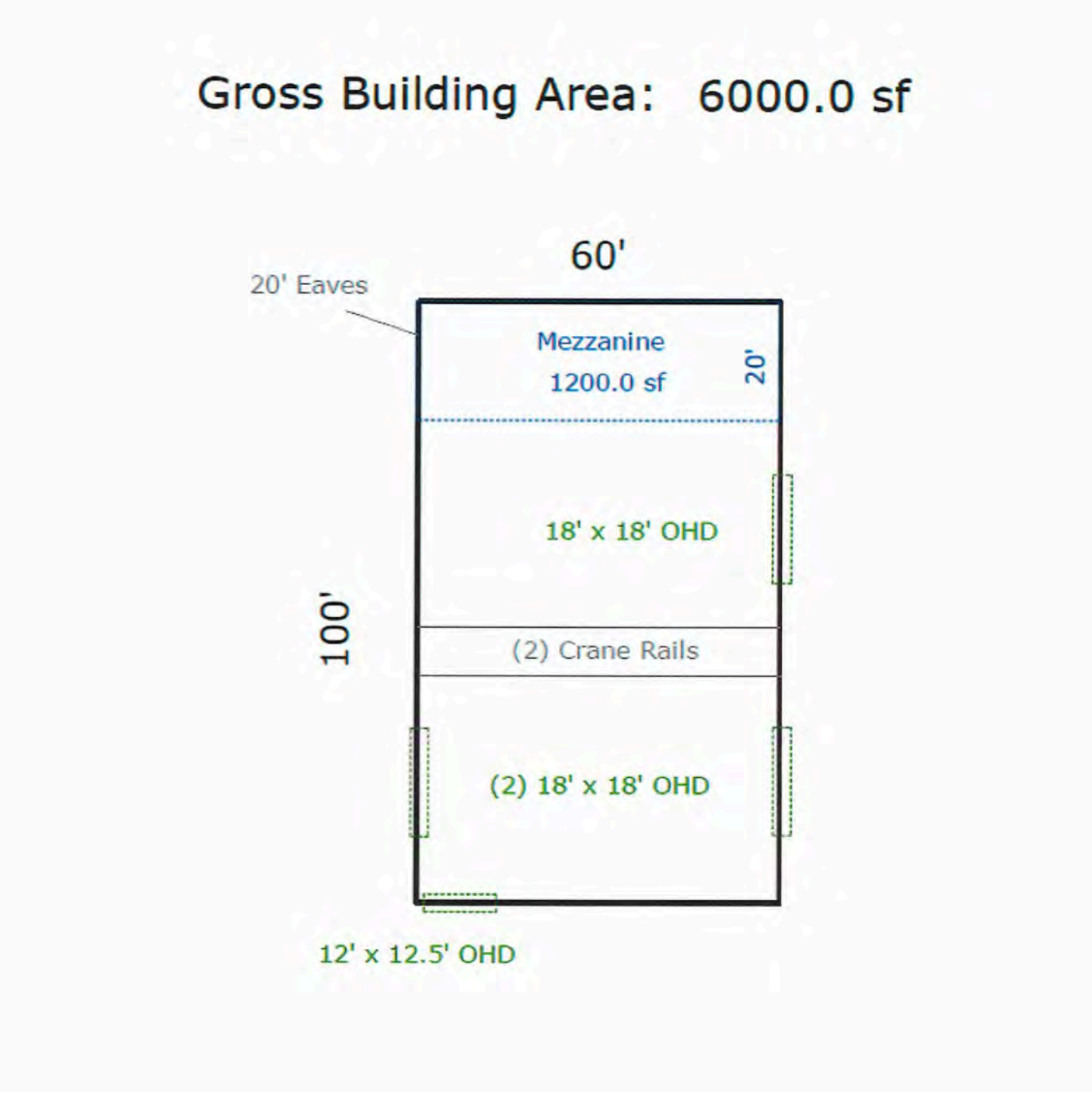
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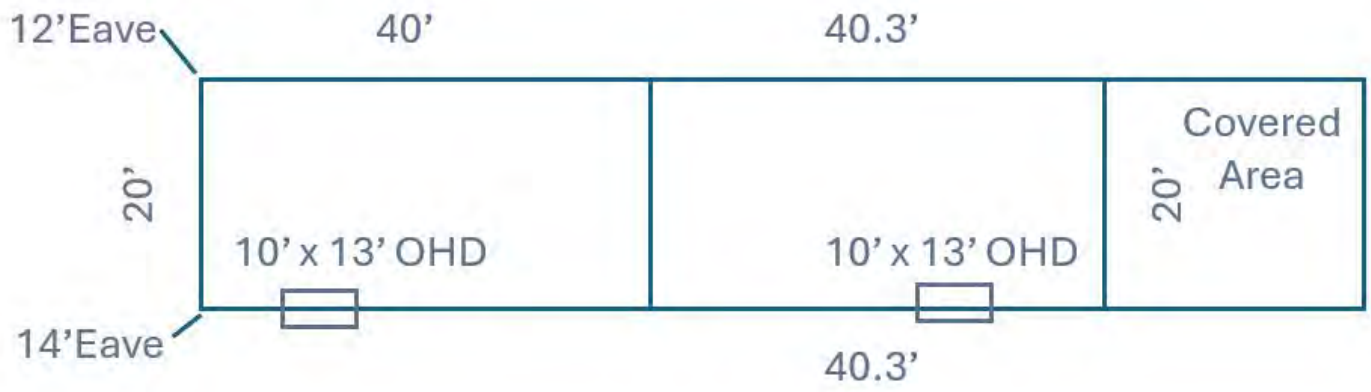
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Gross Building Area:
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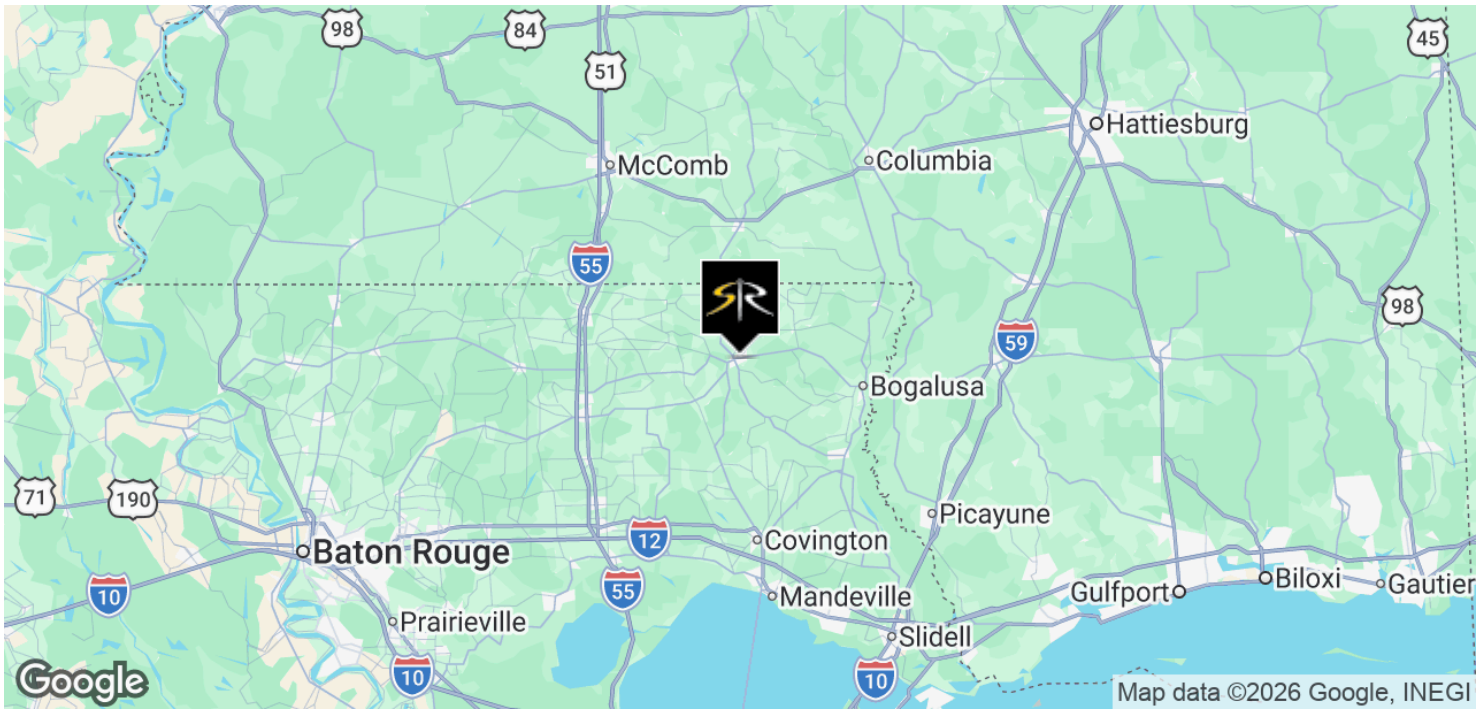
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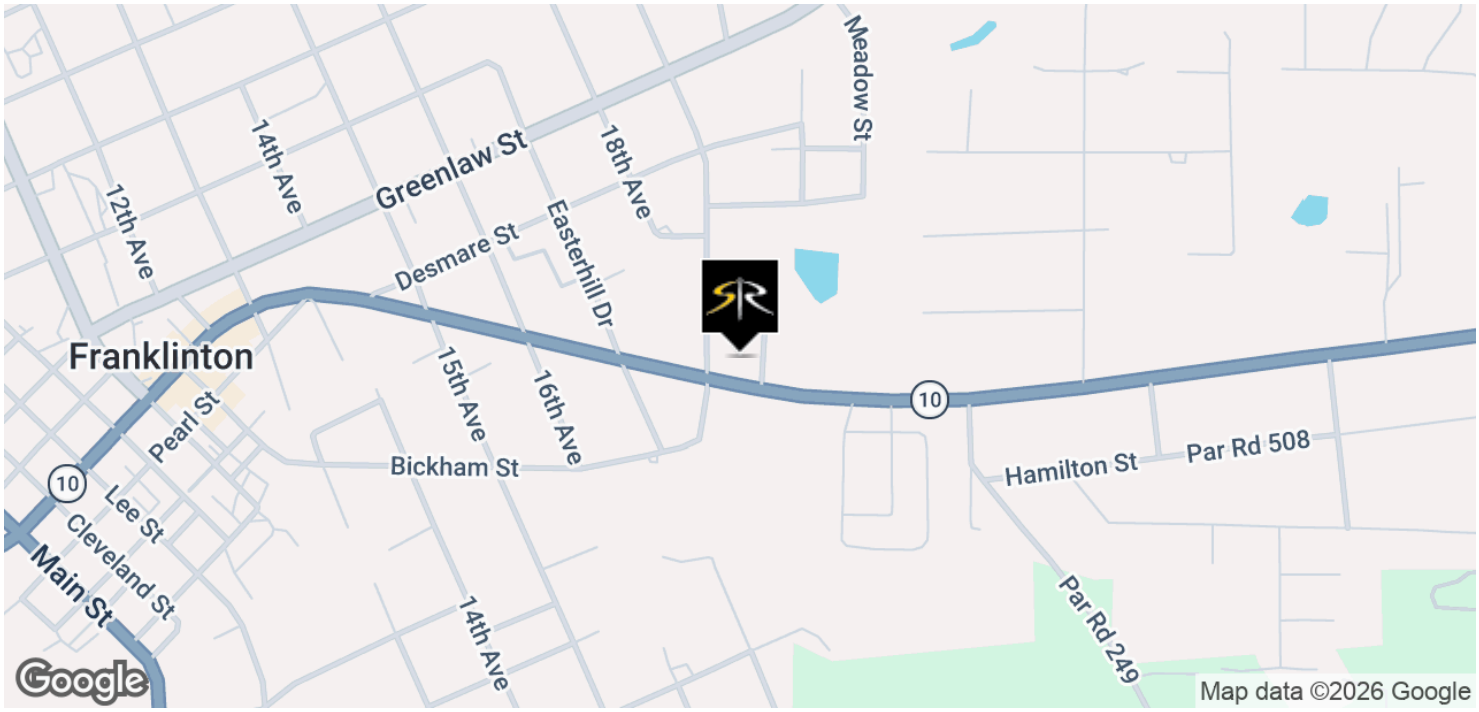
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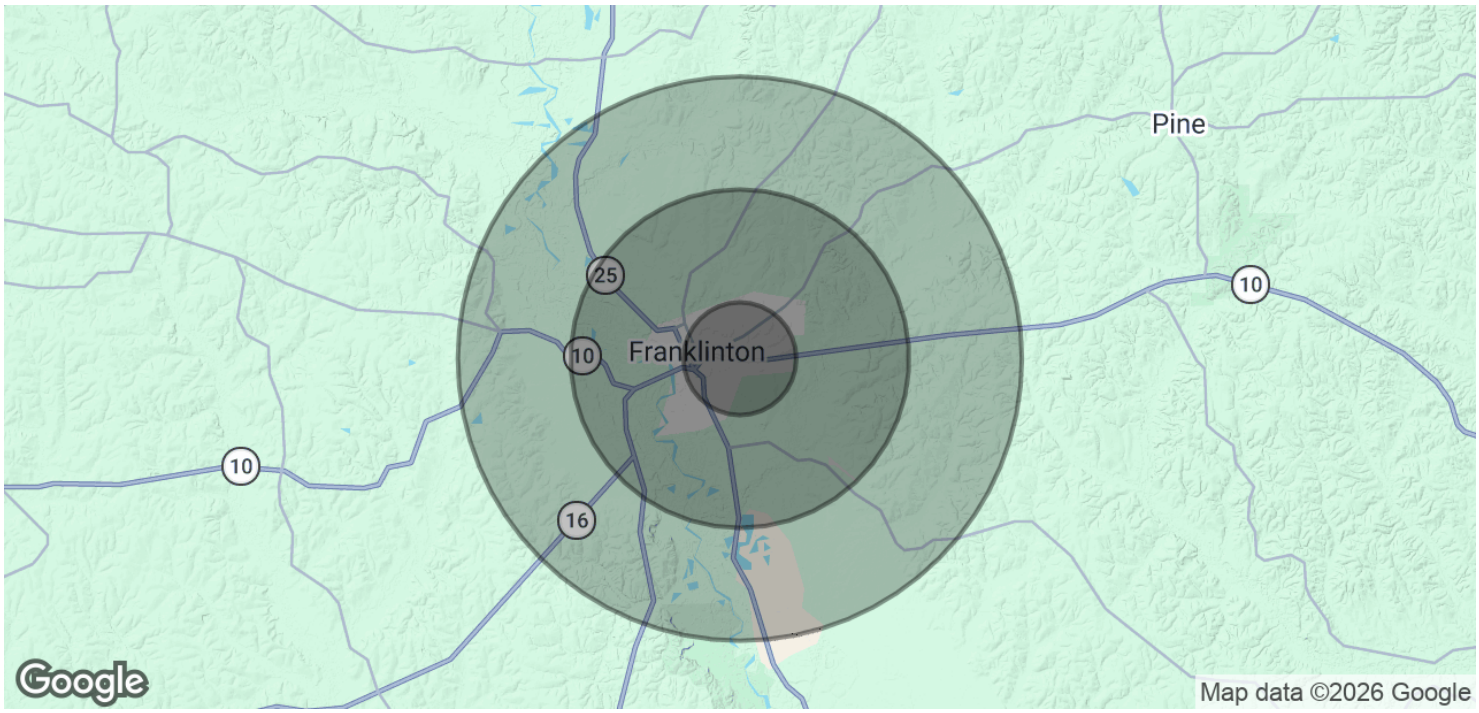
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,589	4,442	7,140
Average Age	49.0	46.3	43.3
Average Age (Male)	46.7	42.9	41.3
Average Age (Female)	44.8	46.0	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	768	1,867	2,962
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	$50,201	$64,912	$67,827
Average House Value	$186,491	$189,207	$188,338

2023 American Community Survey (ACS)

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