

# LA-16 Venue/Event Center

VENUE/EVENT CENTER PROPERTY FOR SALE



51494 LA-16 Denham Springs, LA 70706

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## PROPERTY SUMMARY



### Property Description

51494 LA-16 is a 5,700± SF free standing commercial building currently operating as a Venue/Entertainment Concept. Positioned along LA 16 in St. Helena Parish, just 1.5 miles from the Livingston Parish line. Situated on 1.31± acres and zoned C-3, the property is well suited for a venue, event center, bar, live music venue, or entertainment concept. The building underwent significant renovations in 2023, and the exterior has recently been freshly painted, providing a clean and updated appearance.

Inside, the space features a state-of-the-art bar, a large open entertainment floor, and a spacious stage designed for live music and events. The layout also includes two mezzanine levels—one overlooking the bar area and the other overlooking the stage—creating excellent viewing areas for guests and adding to the venue-style atmosphere. Additional features include a private room with its own bathroom and shower, an outdoor patio area, and a grease trap already in place, allowing for food service capabilities.

The Furniture, Fixtures & Equipment (FF&E) are not included in the list price but may be purchased separately with the real estate.

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### Offering Summary

Sale Price:	\$635,000
Lot Size:	1.31 Acres
Building Size:	5,700 SF
Zoning:	C-3
Flood Zone:	AE

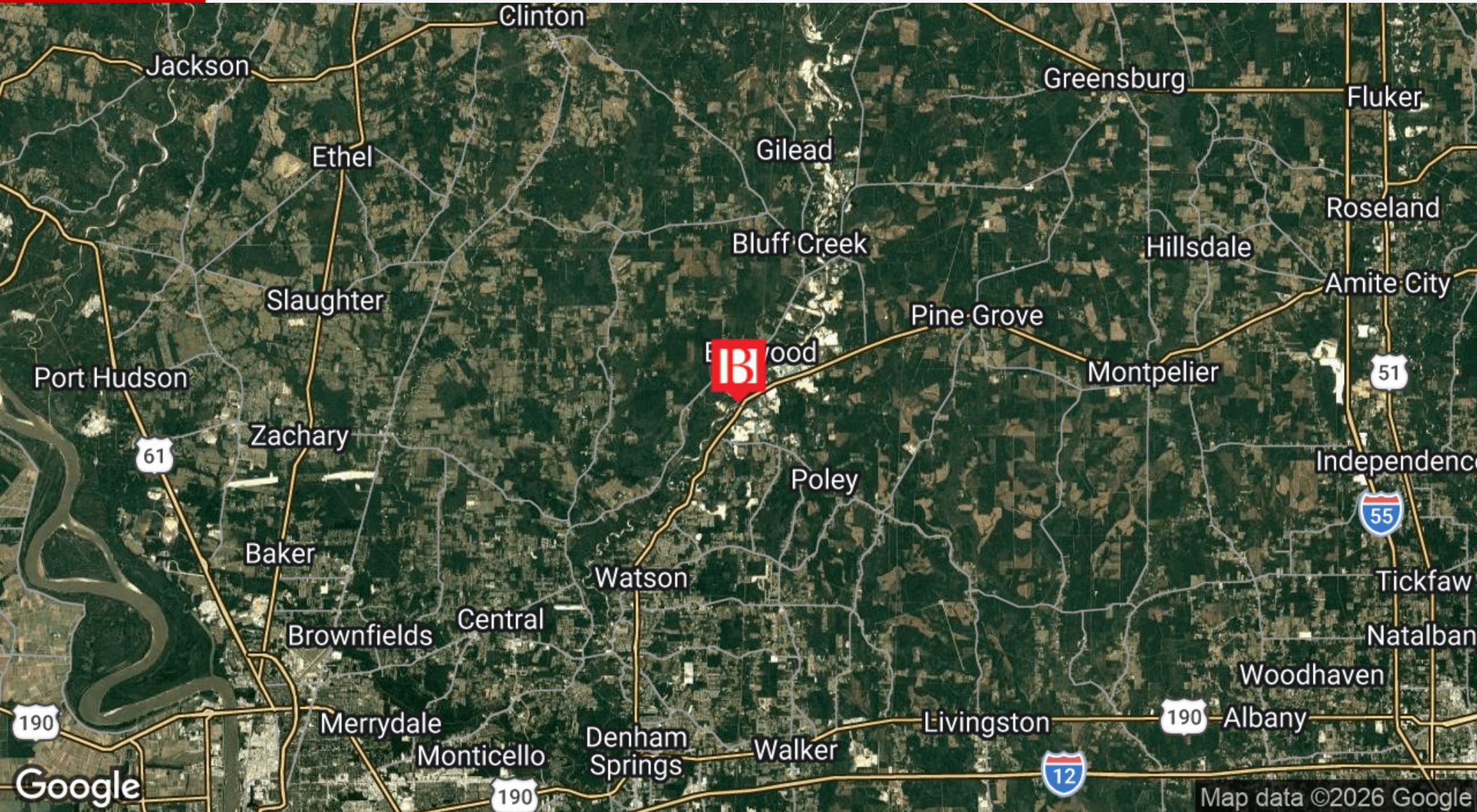
Demographics	3 Miles	7 Miles	10 Miles
Total Households	961	7,445	17,626
Total Population	2,889	22,529	50,466



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LOCATION MAP



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## ADDITIONAL PHOTOS



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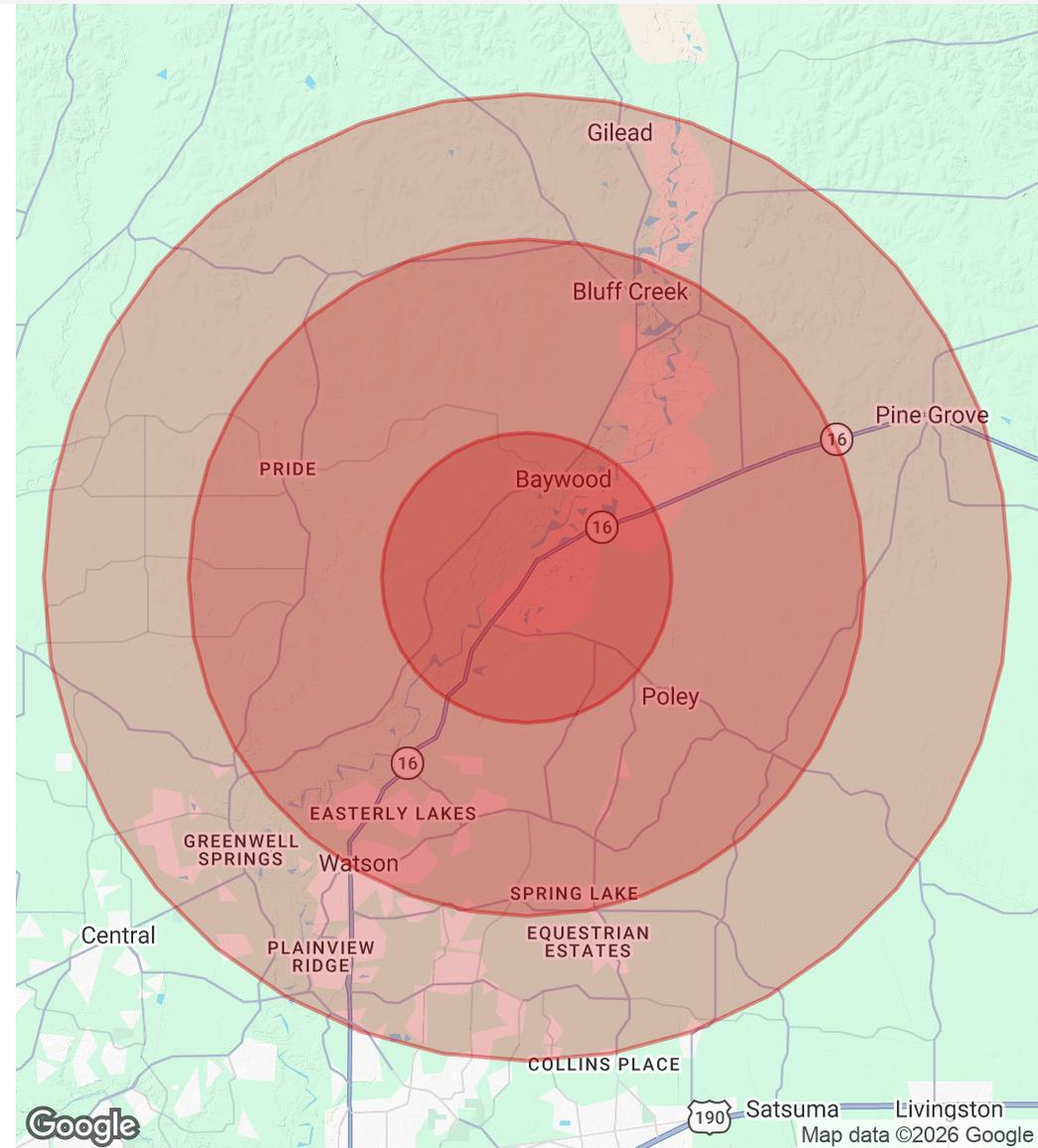
## DEMOGRAPHICS MAP & REPORT

Population	3 Miles	7 Miles	10 Miles
Total Population	2,889	22,529	50,466
Average Age	38.8	38.5	38.6
Average Age (Male)	36.0	36.6	38.1
Average Age (Female)	39.4	38.9	38.5

Households & Income	3 Miles	7 Miles	10 Miles
Total Households	961	7,445	17,626
# Of Persons Per HH	3.0	3.0	2.9
Average HH Income	\$115,009	\$104,398	\$97,897
Average House Value	\$268,602	\$248,880	\$244,886

2023 American Community Survey (ACS)



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