

OFFERING MEMORANDUM – FOR SALE



Murray St Tower

429 Murray Street, Alexandria, LA 71301

± 20,920 SF | Stories | Downtown Alexandria

Matt Ritchie, CCIM, President / Broker | (318) 449-8919 | ritchierealestate.com

Executive Summary

THE OFFERING

Ritchie Real Estate is pleased to present 429 Murray Street – Tower is a distinctive nine-story commercial office building located in the heart of downtown Alexandria, Louisiana. The property is conveniently situated directly across from the Federal Courthouse and the Central Louisiana Technical Community College, with easy access to government offices, financial institutions, restaurants, retail, and other downtown amenities.

The building features a dedicated on-site parking area, while the first floor is designed as a covered parking and loading area, providing convenient vehicle access and operational flexibility. An elevator and two enclosed stairwells serve the upper floors, supporting efficient circulation throughout the building.

Office floors feature expansive floor-to-ceiling windows on three of the four exterior walls, providing abundant natural light and panoramic views of the surrounding downtown area. The flexible floor plates can accommodate a variety of office layouts and occupancy configurations, subject to applicable zoning and local regulations. The ninth floor houses the building's mechanical equipment and provides roof access for maintenance and building operations.

This property presents an opportunity for an owner-user or investor seeking a multi-story office asset in Alexandria's Central Business District with structured building infrastructure, on-site parking, and a highly visible downtown location.

PROPERTY SUMMARY

OFFERING TYPE
For Sale

SALE PRICE
\$1,250,000

ADDRESS
429 Murray St, Alexandria, LA

BUILDING HEIGHT
9 Stories

GROSS BUILDING AREA
± 20,920 SF

ZONING
CBD - Central Business District

YEAR BUILT
1974

OPPORTUNITY ZONE
Yes - federally designated

Redevelopment Potential & Incentives



Central Business District (CBD) zoning designation supports one of the widest ranges of permitted uses available in downtown Alexandria, giving prospective purchasers flexibility to pursue office repositioning, mixed-use redevelopment, or a full conversion to residential or hospitality use.

PERMITTED USES (CBD ZONING)

Office

Mixed-Use

Upper-Story Residential

Multifamily

Hotel

Bank / Financial

Rooftop Deck / Amenity

CONVERSION POTENTIAL

Potential future uses may include multifamily apartments, student housing, hospitality, mixed-use development, or continued office use, subject to zoning, building code requirements, and applicable governmental approvals. The dedicated parking area, adjacent parking structure, and proximity to the Federal Courthouse, Central Louisiana Technical Community College, restaurants, and downtown services further enhance the property's redevelopment potential.

FEDERAL & LOUISIANA HISTORIC TAX CREDITS

The Building sits within the Downtown Alexandria Commercial Historic District, making it eligible for both Federal (20%) and Louisiana (25%) Historic Tax Credits. These credits can be stacked, potentially offsetting up to 45% of qualified rehabilitation expenses – a significant incentive for a ground-up interior renovation or adaptive reuse project.

OPPORTUNITY ZONE

The property is also located within a federally designated Opportunity Zone, offering qualifying investors the potential to defer capital gains tax by reinvesting proceeds into the project through a Qualified Opportunity Fund, subject to applicable holding period requirements.

Prospective purchasers should consult with qualified tax, legal, and architectural professionals to confirm eligibility and structure for historic tax credits and Opportunity Zone benefits, as requirements and incentive values are subject to change.

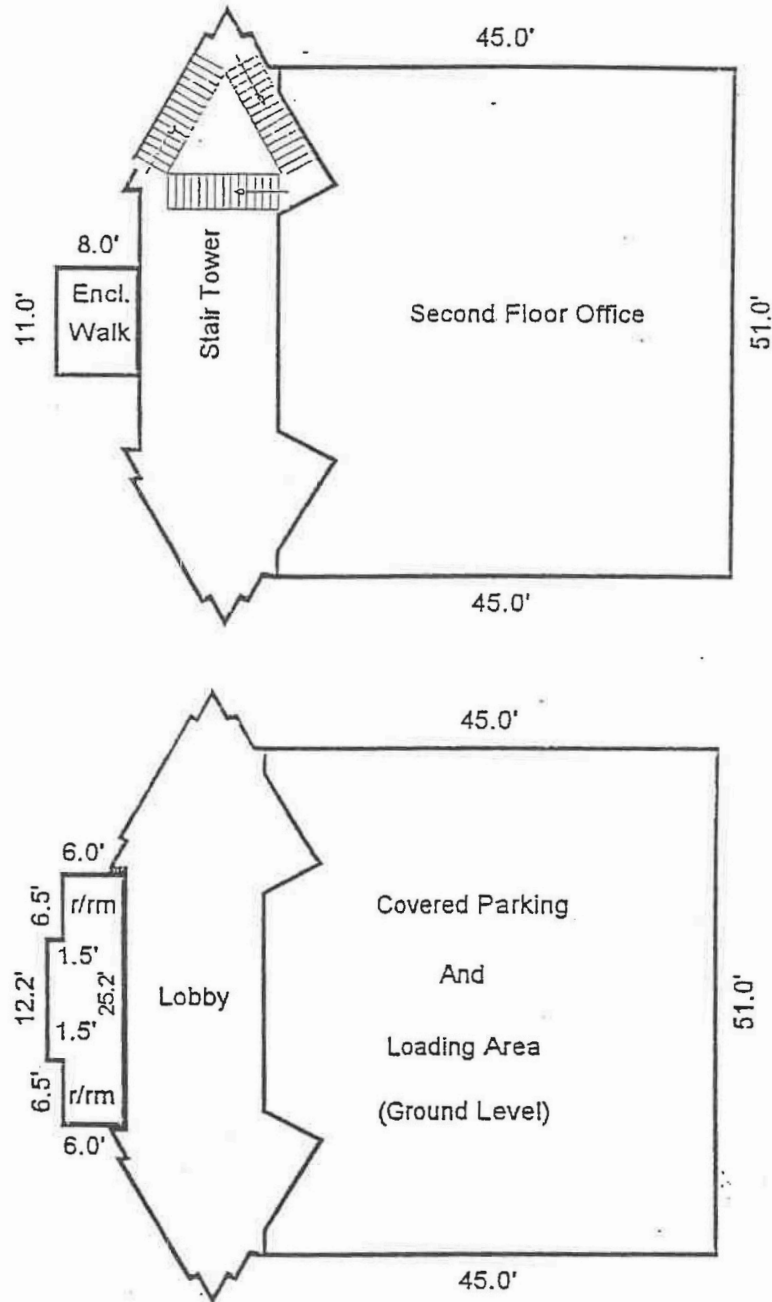
Floor-by-floor availability

Floor-by-floor availability mapped directly onto the Building's façade

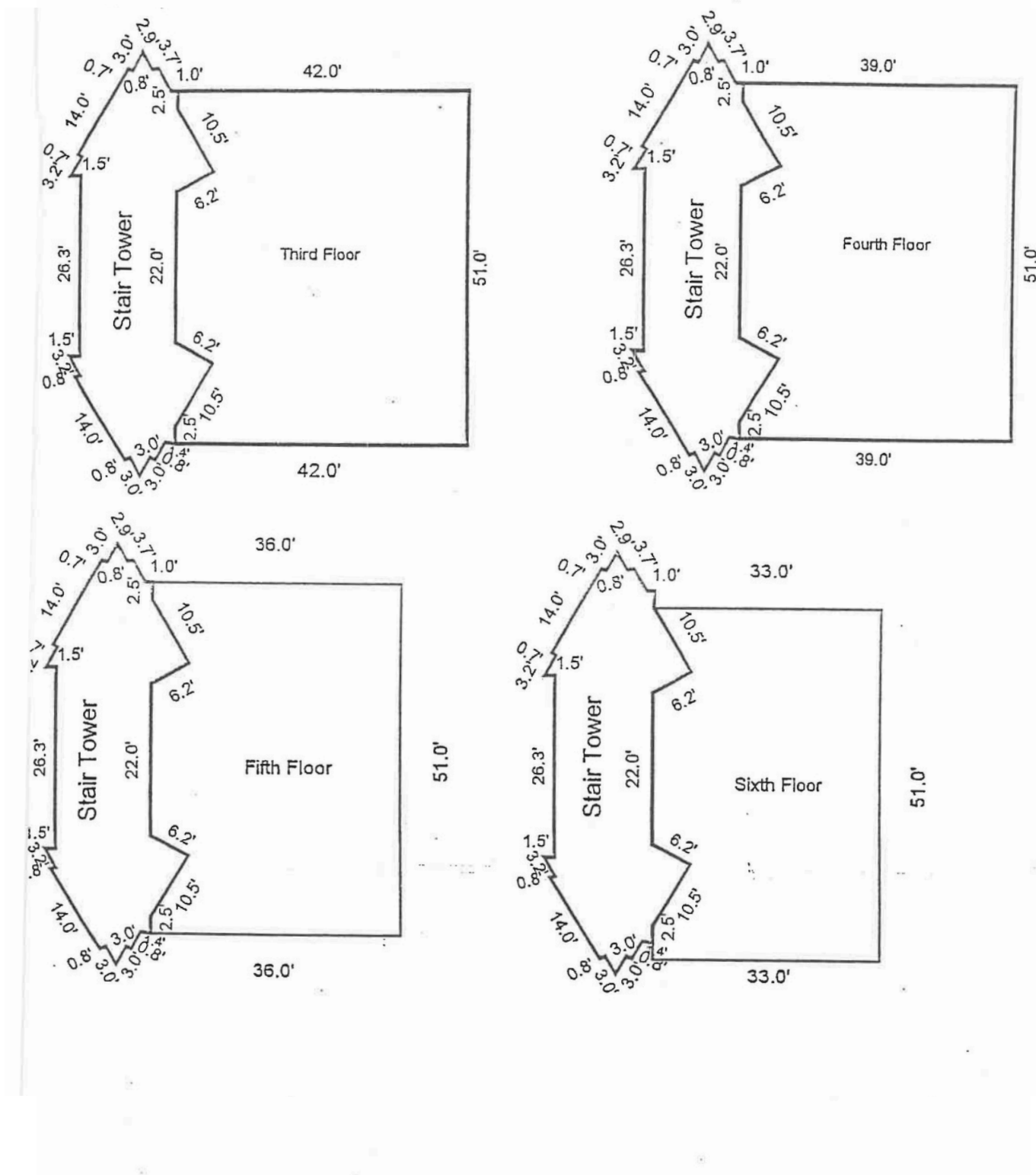


Floor lines are approximate and mapped for marketing purposes.

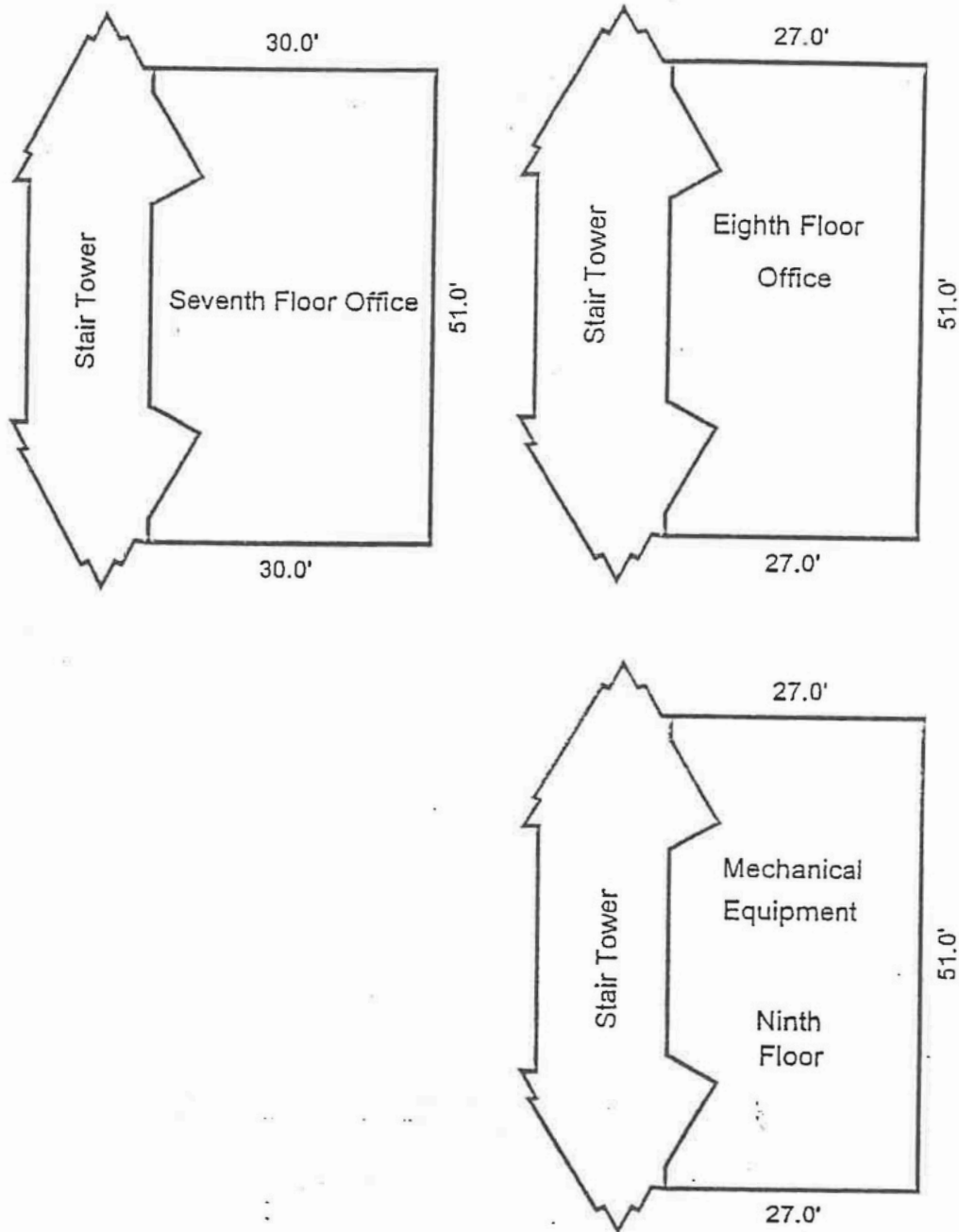
Floor Plans



Floor Plans

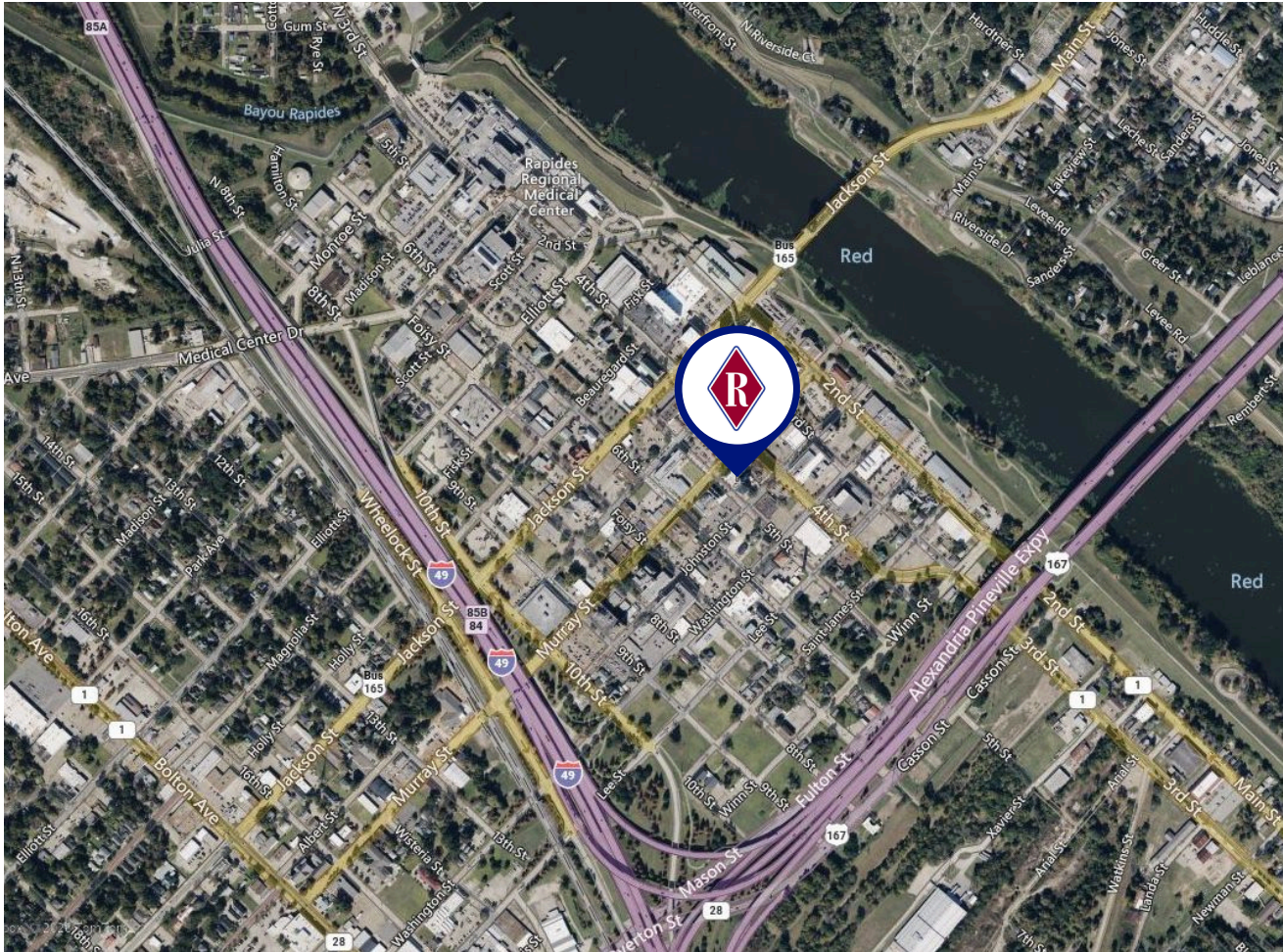


Floor Plans





Location Map



429 Murray Street, in downtown Alexandria's Central Business District



Murray St Tower

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