

FOR SALE

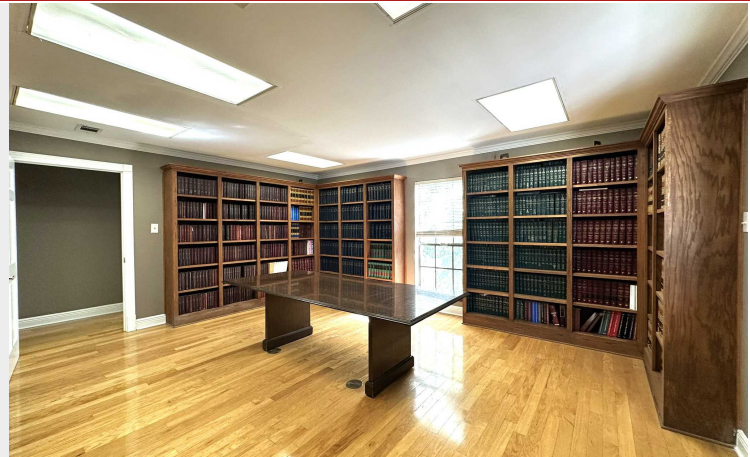


GONZALES OFFICE 134 W MABEL ST

134 WEST MABEL STREET • GONZALES, LA 70737

SUMMARY

Price:	\$432,000
Building SF:	3,200
Lot Size:	0.20 Acres
Year Built:	1985
Zoning:	B-1
Parking:	20 Spaces



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Property Description

Offered at \$432,000, this distinctive two-story, Acadian-style office building provides approximately 3,200 rentable square feet with an attractive combination of professional office functionality and traditional architectural character. Most recently utilized as a law office, the property features 11 private offices, three restrooms, a reception area with check-in window, and a functional two-story layout. Interior finishes include a combination of brick and wood flooring, while recent improvements include fresh paint and LED lighting throughout.

The building's Acadian architecture is highlighted by a welcoming front porch and second-floor balcony, complemented by a durable standing-seam metal roof. Situated on a corner lot, the property also offers substantial concrete parking with approximately 20 spaces.

The property was previously operated as a residential treatment facility, and plumbing remains in place that may facilitate conversion to a similar configuration, subject to applicable zoning, licensing, permitting, and governmental approvals.

Property Highlights

- 11 Private Offices
- 3 Restrooms
- LED Lighting
- Standing Seam Roof
- 20 Parking Spaces
- B-1 Zoning



Exterior Photos Pt. 1



Exterior Photos Pt. 2



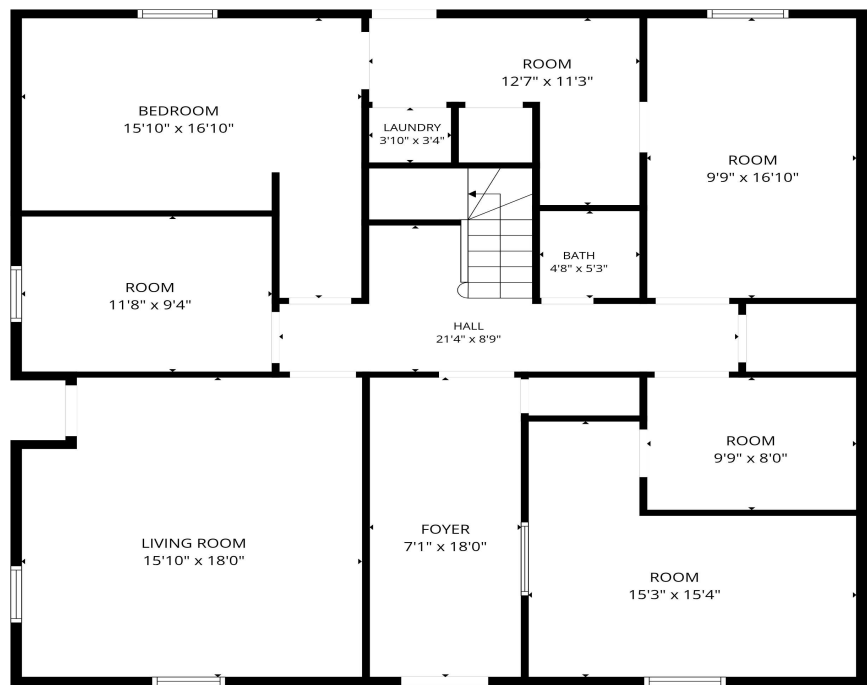
Aerial Photos



Floor Plan

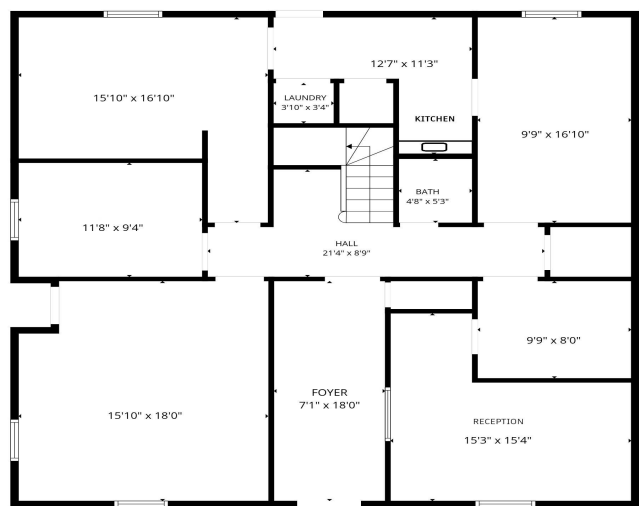


First Floor

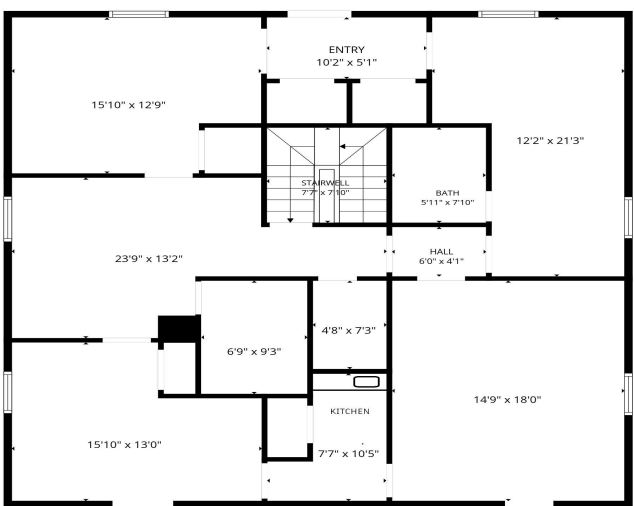


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Entire Building



1st floor

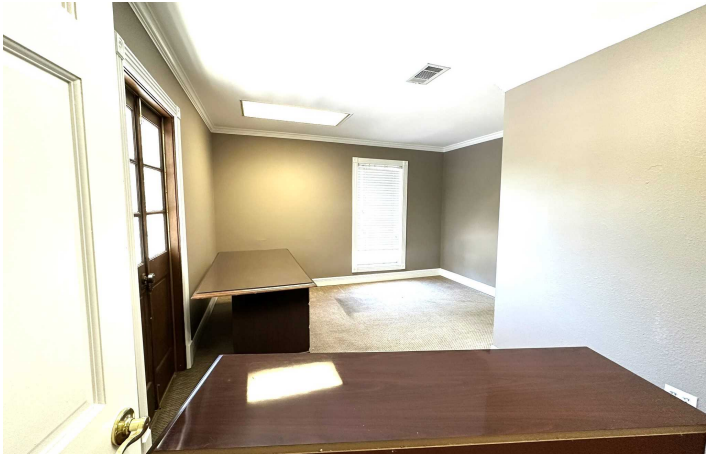
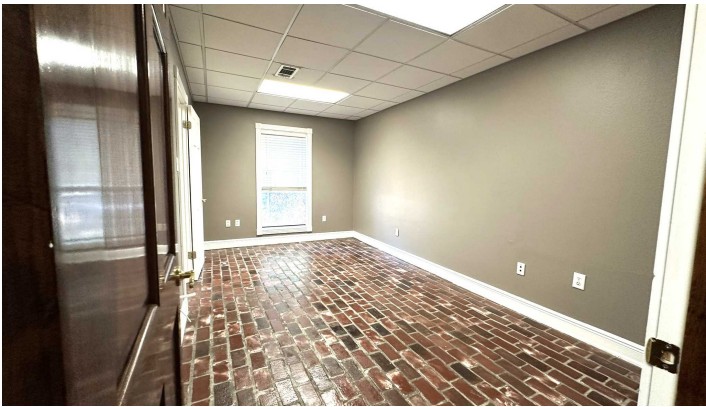
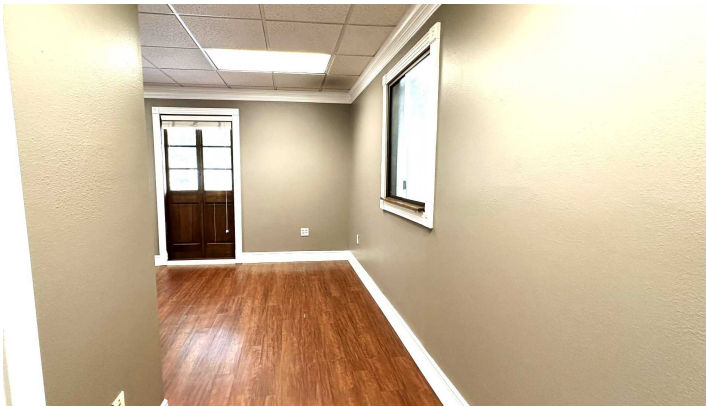


2nd floor

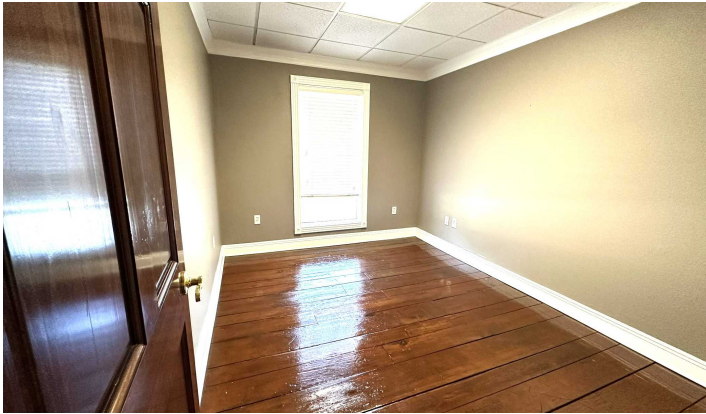
Interior Photos Pt. 1



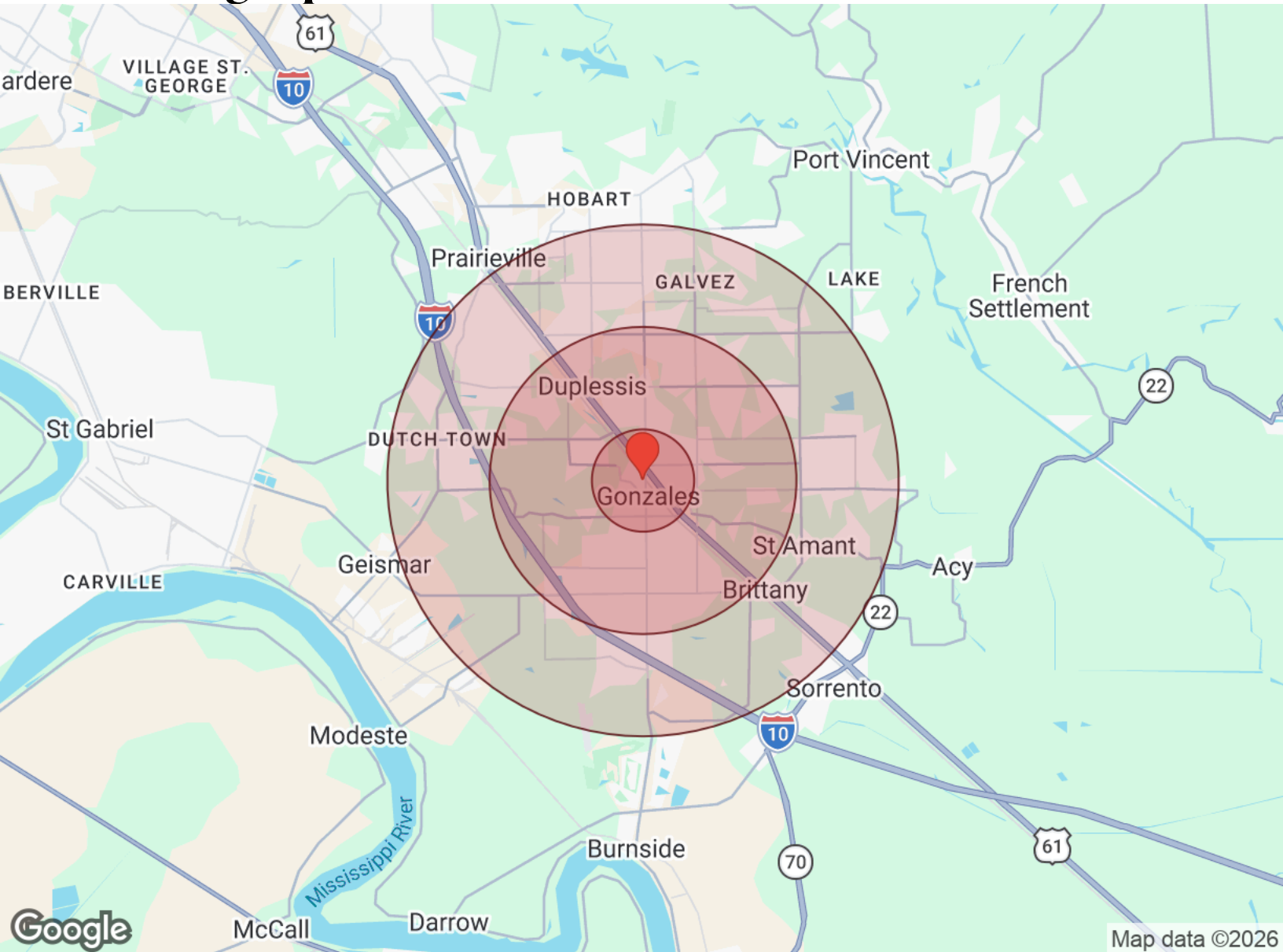
Interior Photos Pt. 2



Interior Photos Pt. 3



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,313	17,223	40,020
Female	2,462	18,138	41,533
Total Population	4,775	35,362	81,553

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,143	19,948	51,590
Black	1,960	10,658	19,630
Am In/AK Nat	7	46	106
Hawaiian	N/A	7	8
Hispanic	552	3,837	7,772
Asian	30	318	1,085
Multiracial	77	520	1,313
Other	6	28	49

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,098	15,380	33,555
Occupied	1,904	14,079	30,942
Owner Occupied	1,104	9,716	23,791
Renter Occupied	800	4,363	7,151
Vacant	194	1,301	2,613

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	984	6,923	17,196
Ages 15 - 24	670	4,776	10,796
Ages 25 - 54	1,933	14,328	33,382
Ages 55 - 64	548	4,197	9,250
Ages 65+	640	5,137	10,928

Income	1 Mile	3 Miles	5 Miles
Median	\$71,123	\$79,667	\$96,089
Under \$15k	169	861	1,605
\$15k - \$25k	96	780	1,251
\$25k - \$35k	283	866	1,667
\$35k - \$50k	114	1,522	3,051
\$50k - \$75k	335	2,700	4,599
\$75k - \$100k	201	1,659	3,909
\$100k - \$150k	566	2,815	5,967
\$150k - \$200k	42	1,433	3,929
Over \$200k	98	1,443	4,964