

# FOR SALE



INCOME PRODUCING OFFICE BUILDING

4917 SOUTH SHERWOOD FOREST BOULEVARD · BATON ROUGE, LA 70816

Purchase Price: \$675,000

Building SF: 7,934

Lot Size: 8,000 SF



## DAVID VERCHER, CCIM

Director  
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Louisiana

### Property Description

Prime investment income-producing office building located in the Sherwood Forest area of Baton Rouge. The property includes six combined condo units with 32 individual office suites. Currently operating at 70% occupancy offering generating strong in-place cash flow and upside potential upon full occupancy or room for an owner occupant.

The building is ideally situated in a quiet, professional setting with easy access to Sherwood Forest Blvd and just 5 minutes from I-10, offering convenience and visibility for tenants and their clientele.

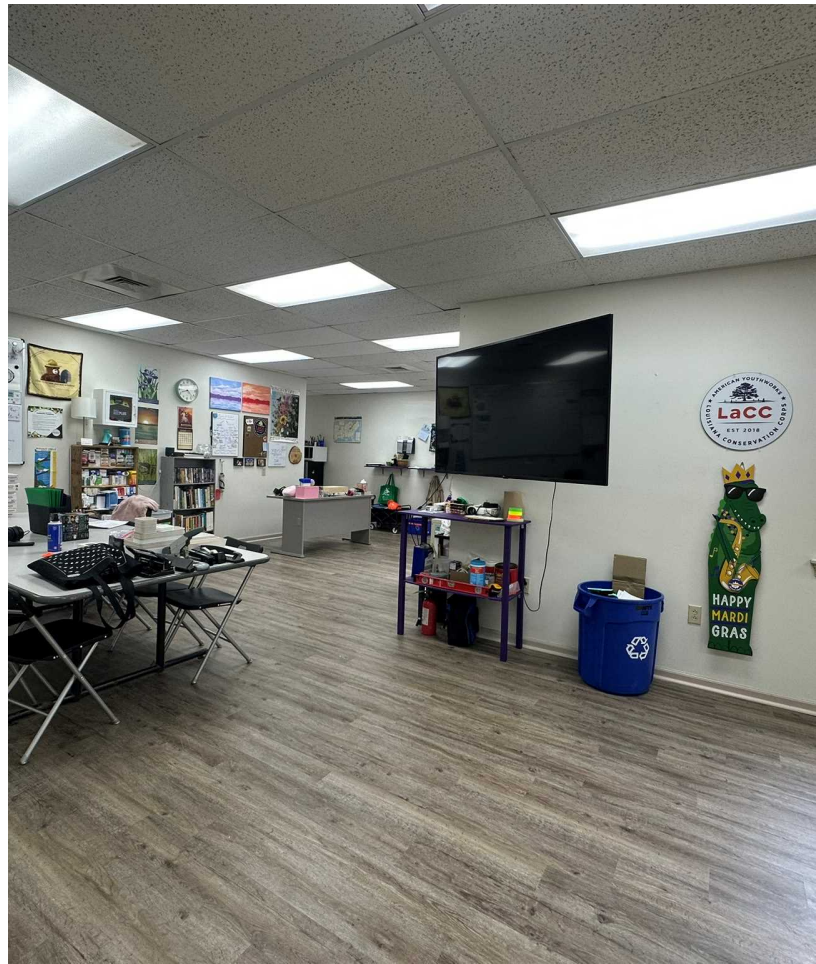
### Highlights

- 32 total suites with 70% occupancy
- Current Gross Monthly Income: \$7,400
- Potential Gross Monthly Income: \$11,440
- Average Annual Expenses: \$32,000
- Stable tenant mix with potential for rent increases



# PROPERTY PHOTOS

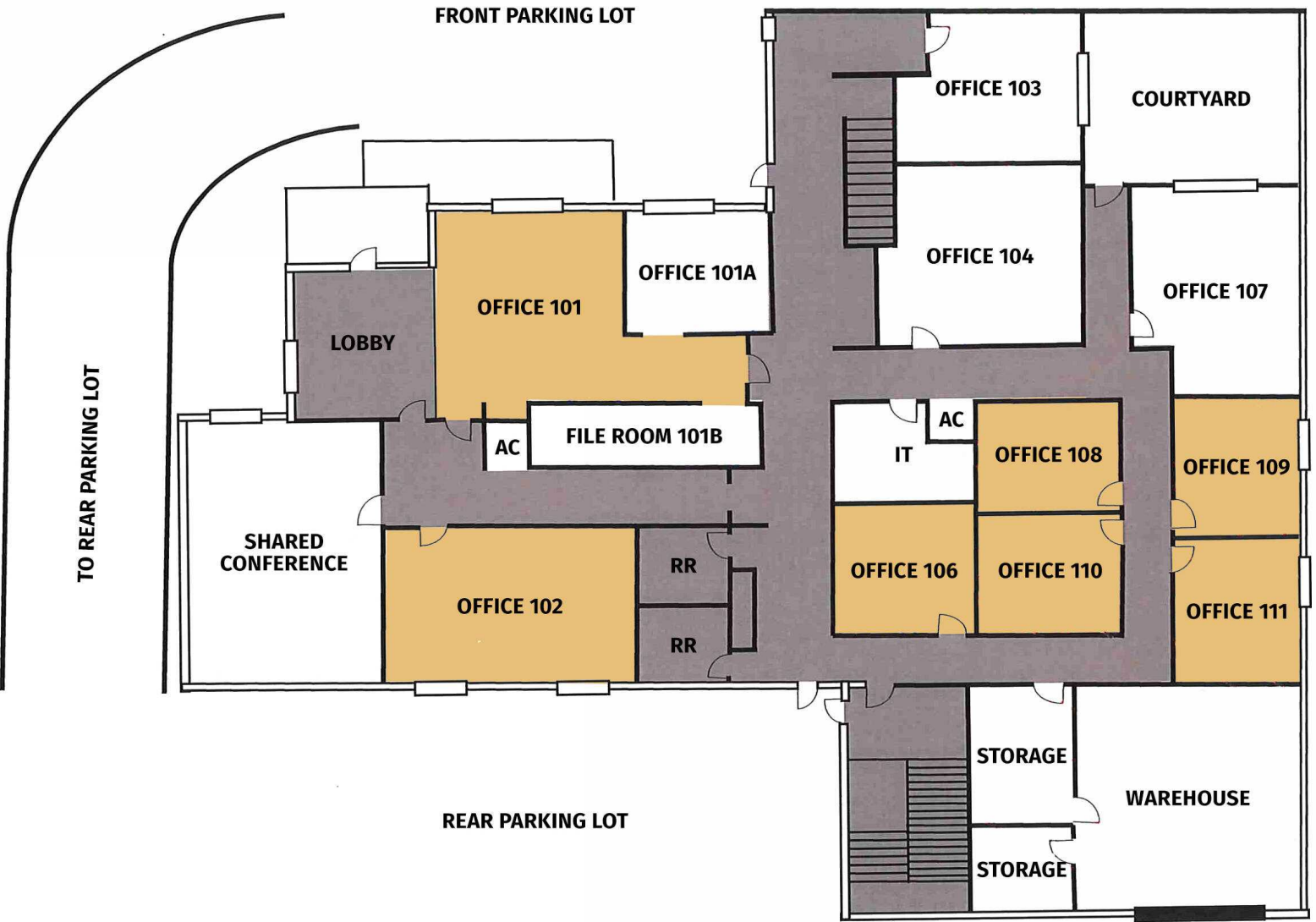
4917 SOUTH SHERWOOD FOREST BOULEVARD



**4917 S SHERWOOD FOREST BLVD**

AVAILABLE

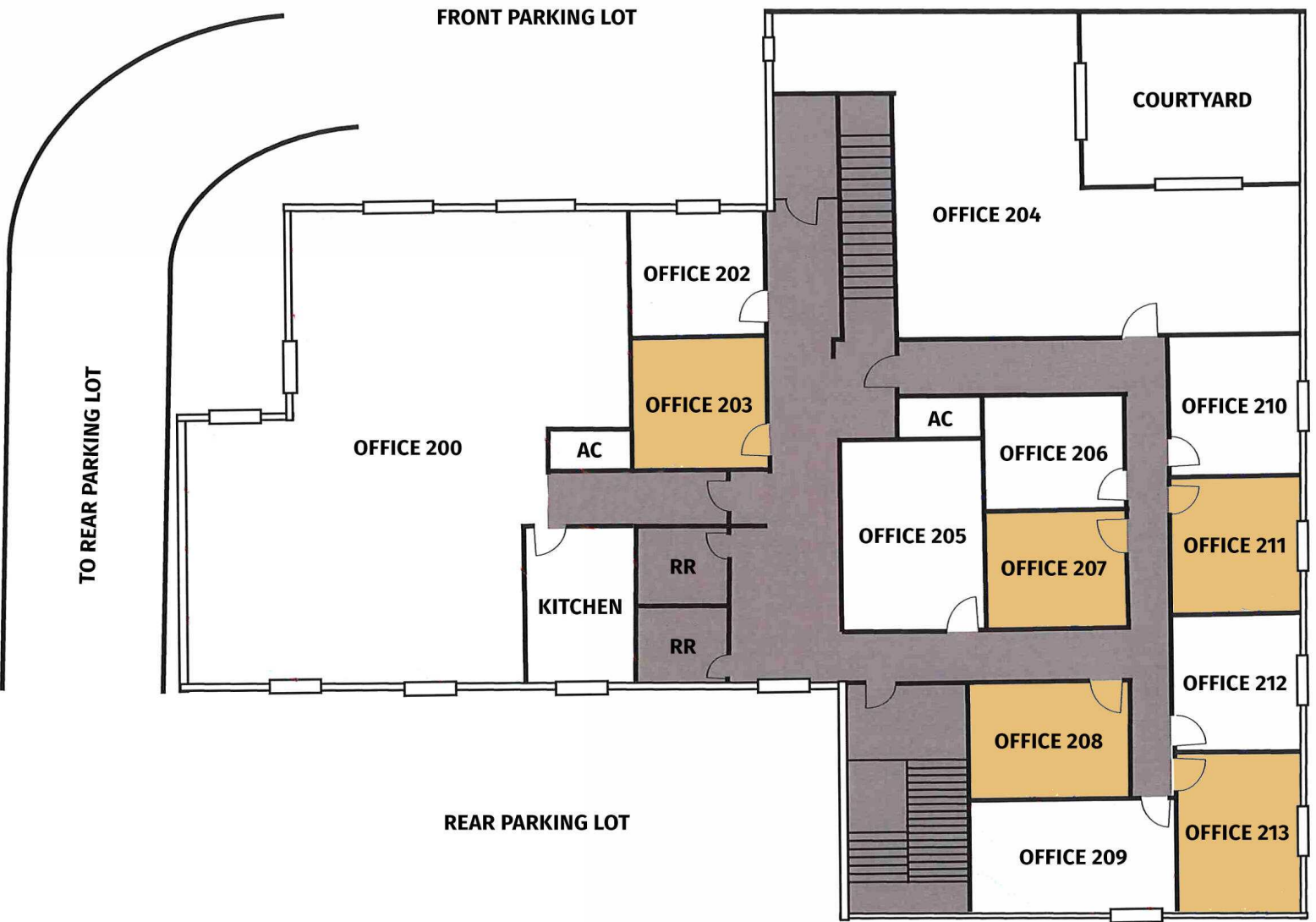
**FIRST FLOOR**



**4917 S SHERWOOD FOREST BLVD**

AVAILABLE

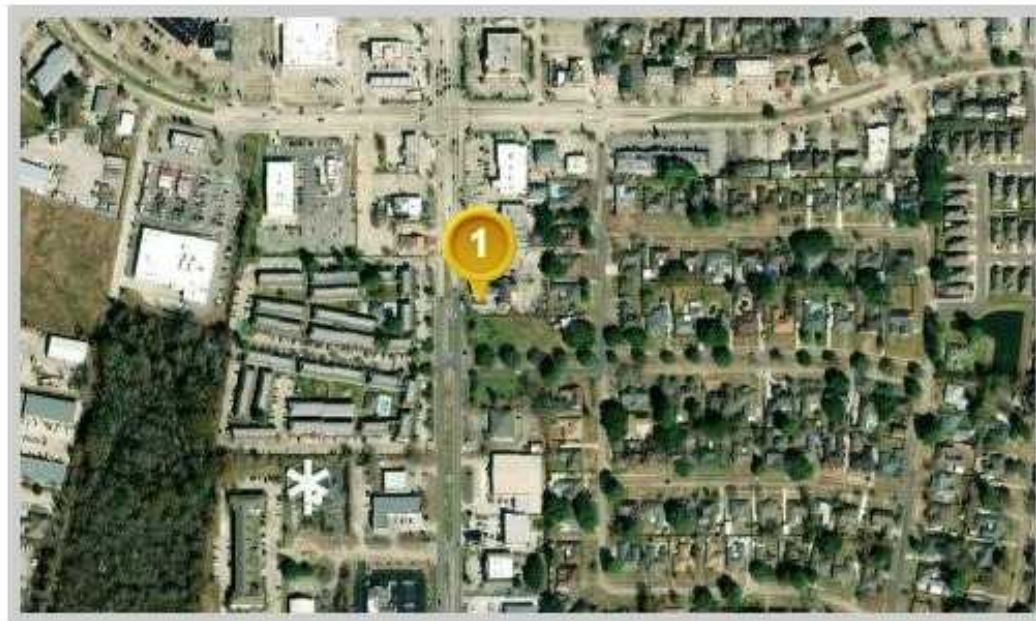
**SECOND FLOOR**





# Louisiana Flood Map

## S Sherwood Forest Blvd. Baton Rouge, Laa



### Visible Layers

Effective FIRM
Imagery

### Point Coordinates

Point #	Lat., Long.
1	30.4095, -91.0512

Flood information in this table is from the: Effective FIRM

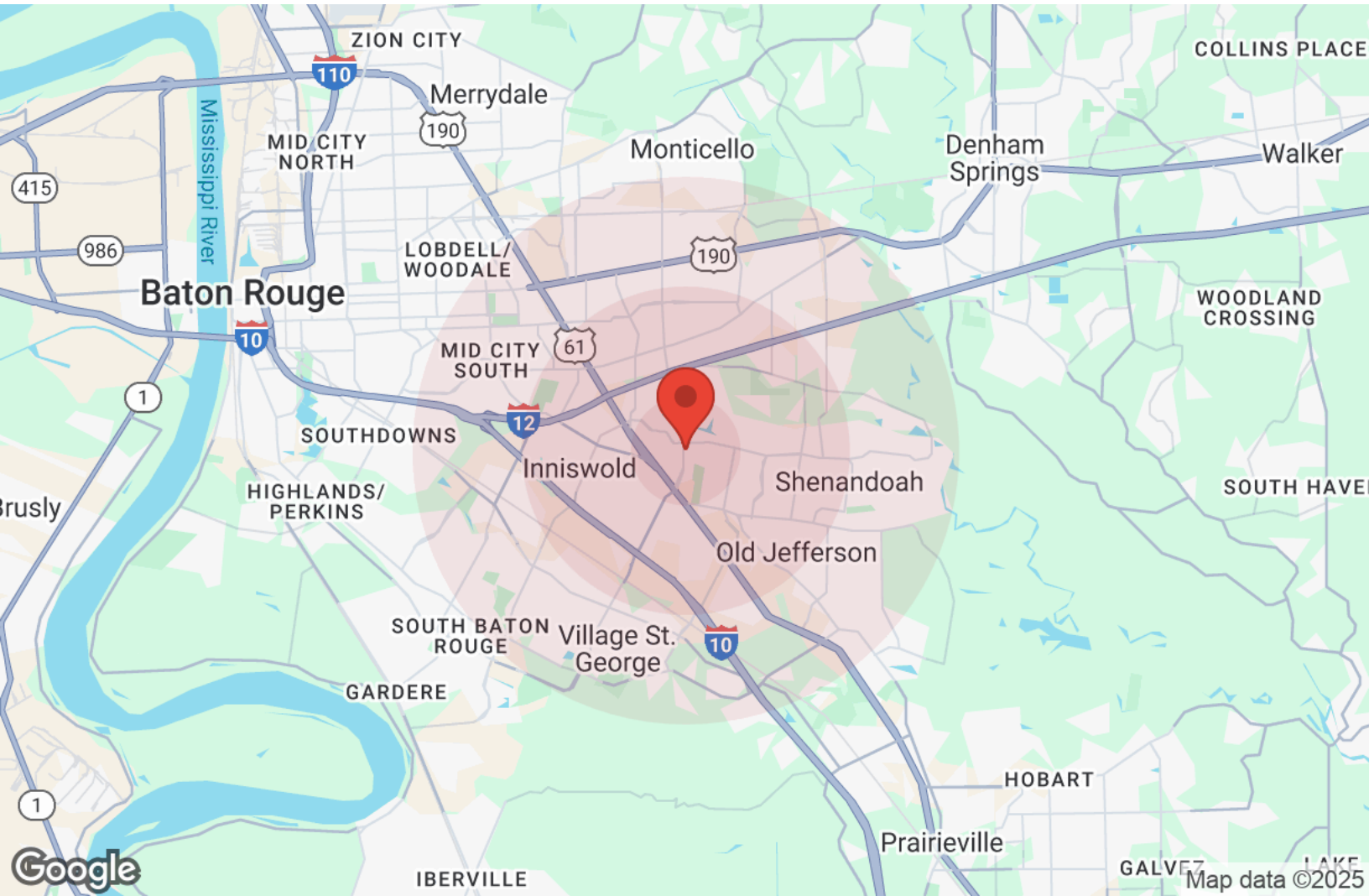
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0270E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	44.5	N/A

1: *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	5,026	36,967	82,347
Female	5,530	40,335	89,440
Total Population	10,556	77,302	171,787

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,166	14,756	32,270
Ages 15-24	1,593	10,910	24,445
Ages 25-54	4,066	29,476	63,991
Ages 55-64	982	7,925	18,601
Ages 65+	1,751	14,235	32,480

Race	1 Mile	3 Miles	5 Miles
White	4,478	36,695	82,028
Black	3,834	27,473	61,294
Am In/AK Nat	4	54	155
Hawaiian	2	8	17
Hispanic	1,430	6,957	15,392
Asian	631	4,785	10,032
Multi-Racial	163	1,260	2,731
Other	13	70	137

Income	1 Mile	3 Miles	5 Miles
Median	\$69,650	\$75,561	\$78,074
< \$15,000	392	2,525	6,038
\$15,000-\$24,999	104	1,523	3,696
\$25,000-\$34,999	380	2,340	5,281
\$35,000-\$49,999	741	4,260	8,346
\$50,000-\$74,999	847	5,724	11,072
\$75,000-\$99,999	684	4,659	9,844
\$100,000-\$149,999	680	5,892	11,629
\$150,000-\$199,999	369	2,897	6,205
> \$200,000	391	3,134	9,176

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,259	37,959	82,350
Occupied	4,588	32,956	71,287
Owner Occupied	2,021	18,363	42,620
Renter Occupied	2,567	14,593	28,667
Vacant	670	5,004	11,062

**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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