

Investment Opportunity

1702 North Burnside Ave, Gonzales, LA



Ben Stalter
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MAESTRI·MURRELL INC.
REAL ESTATE

PROPERTY DESCRIPTION

Location	1702 North Burnside Ave
Total Building Area	6,135 SF
Sale Price	\$1,275,000
Cap Rate	7.91%
NOI	\$100,914
Occupancy	100%

TENANT MIX

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Suite	SF	Tenant	Lease Start Date	Lease End Date	Rent (\$/SF)
Suite A	2,963	United Healthcare	10/14/2024	10/31/2027	\$18.00 NNN
Suite B	2,028	Mercy Autism	2/1/2024	1/31/2029	\$15.00 NNN
Suite C	1,144	Mercy Autism	2/1/2024	1/31/2029	\$15.00 NNN



PHOTOS

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