



FOR SALE | 1440 GOVERNMENT ST

Rare Mid-City Adaptive Opportunity

1440 Government Street, Baton Rouge, LA 70802

Presented By:

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PROPERTY HIGHLIGHTS

- Prime Mid-City redevelopment corridor
- ±1.59-acre infill site with excess land
- C-AB-2 Zoning — Main Structure & Government Street Frontage
- LC-2 & M-1 — Rear and Vacant Parcels
- Historic Tax Credit eligible
- Across from Electric Depot - Red Stick Social, City Roots Coffee Bar
- 27,500 SF two-story Chicago brick + rear warehouse
- 18' clear heights, dock + grade loading
- 76' frontage on Government | 289' on S. 14th
- Flood Zone X
- Proposed rail station adjacency



OFFERING SUMMARY

Sale Price:	\$1,850,000 (\$67 PSF)
Lot Size:	+/- 1.59 Acres
Building Size:	27,500 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,686	15,551	29,107
Total Population	10,331	35,384	71,047
Average HH Income	\$86,671	\$80,307	\$75,318

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PROPERTY OVERVIEW

1440 Government Street is a 27,500 SF three-section building on +/- 1.59 acres zoned C-AB-2 on the main structure and Government Street frontage, with LC-2 and M-1 retained on the rear and vacant parcels. The property is Historic Tax Credit eligible and located in Flood Zone X.

The Government Street section is a two-story Chicago brick building with ground-floor storefront, upper-floor rooms, and a concrete balcony. The two rear additions are 1960s concrete construction with 18-foot eave heights, overhead doors, a recessed loading dock, rail-side access, and shower facilities.

The property is located directly across from Electric Depot on a stretch of Government Street currently undergoing a \$13.5 million public infrastructure improvement. A passenger rail station has been proposed for the adjacent KCS corridor.



LOCATION INFORMATION

Building Name	Rare Mid-City Adaptive Opportunity
Street Address	1440 Government Street
City, State, Zip	Baton Rouge, LA 70802
County	East Baton Rouge Parish
Market	Baton Rouge MSA
Sub-Market	Mid-City
Cross Streets	Government St & Wisteria St

PROPERTY INFORMATION

Property Type	Special Purpose/Industrial
Property Subtype	Redevelopment
Zoning	C-AB-2 (Main Structure + Government St. Frontage) / LC-2 & M-1 Vacant Land
Lot Size	+/- 1.59 Acres

BUILDING INFORMATION

Building Size	27,500 SF
Number of Grade Level Doors	4
Number of Floors	2

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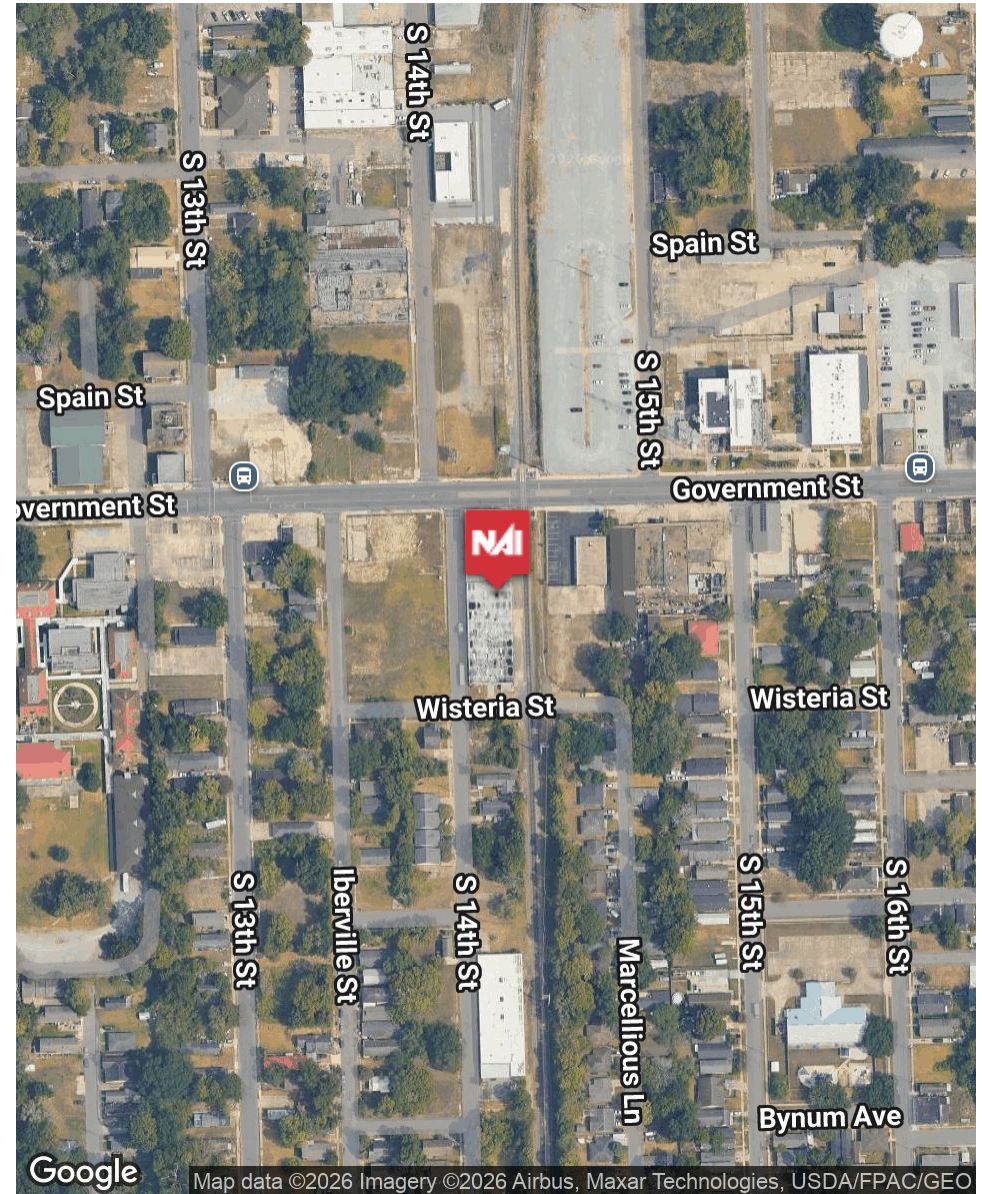
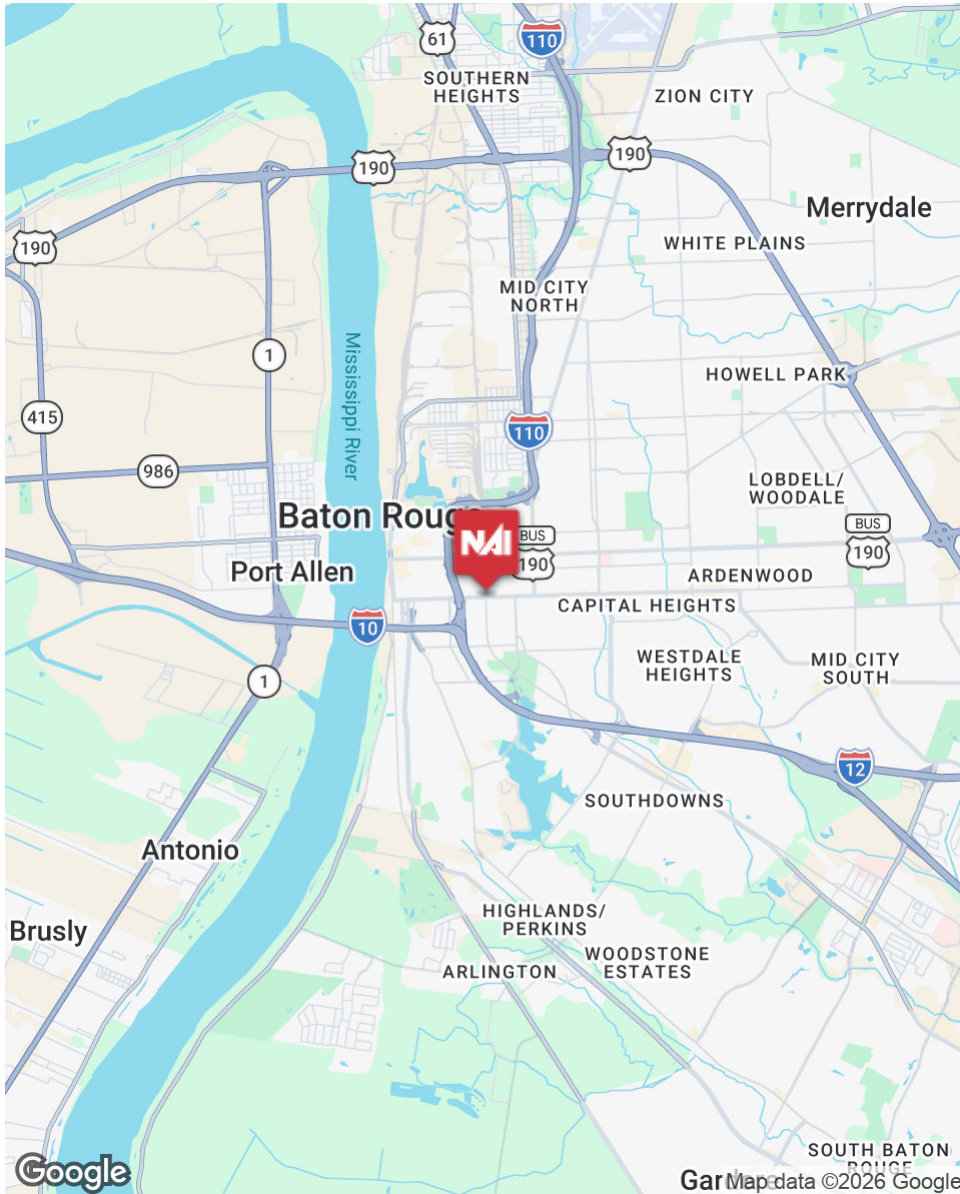
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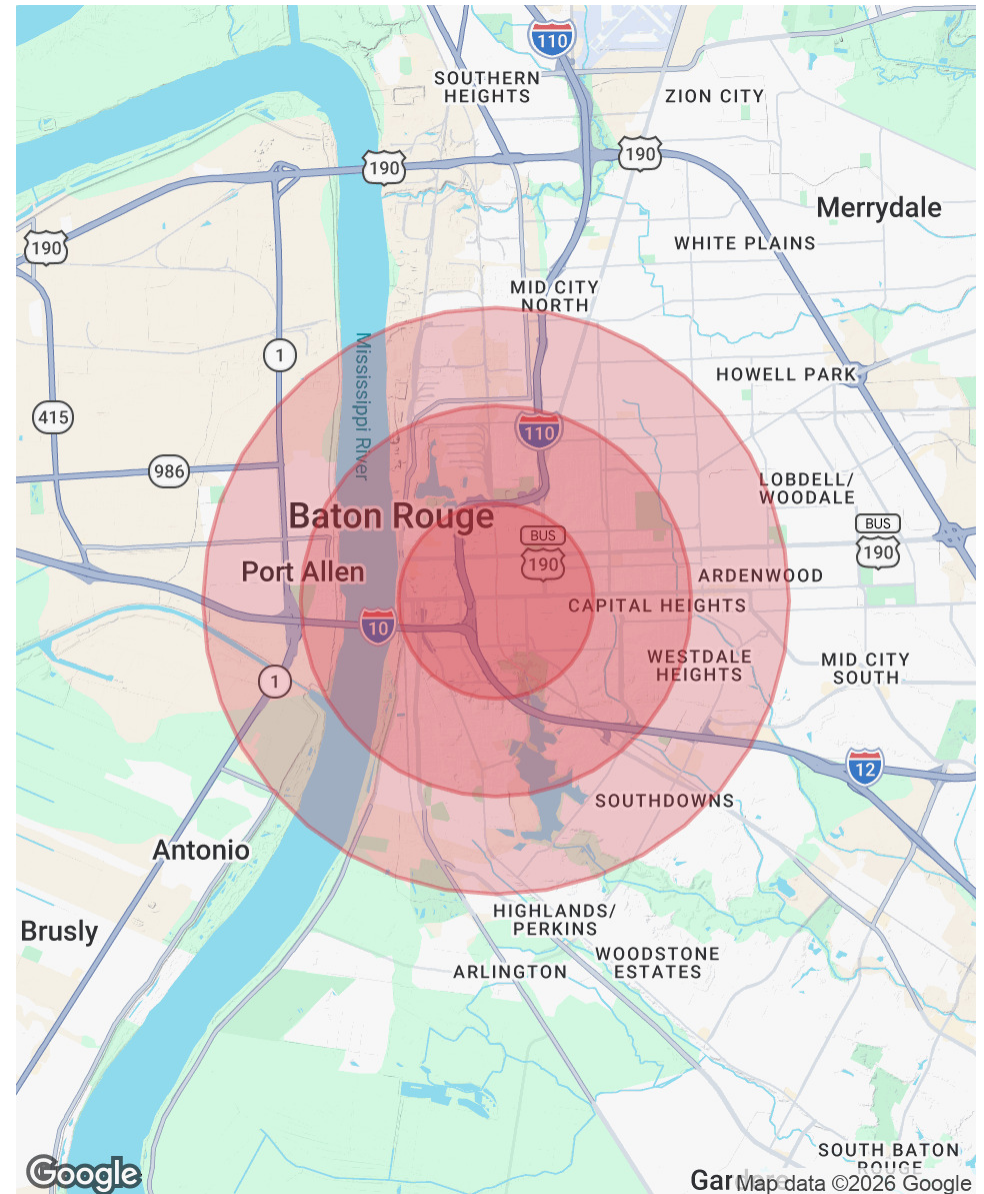


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	10,331	35,384	71,047
Average Age	36.1	35.3	34.8
Average Age (Male)	36.5	37.0	35.2
Average Age (Female)	34.9	34.6	35.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,686	15,551	29,107
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$86,671	\$80,307	\$75,318
Average House Value	\$285,023	\$299,755	\$298,635

2023 American Community Survey (ACS)



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