

FOR SALE



DENHAM SPRINGS ORTHODONTICS OFFICE
FOR SALE

33806 LOUISIANA 16 • DENHAM SPRINGS, LA 70706

SUMMARY

Price:	\$450,000
Building SF:	2,943
Lot Size:	0.64 Acres
Parking:	21 Spaces
Year Built:	1985
Zoning:	Commercial



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Property Description

Excellent opportunity to acquire a currently operating orthodontic office located along LA Hwy 16 in Denham Springs. The ±2,943 SF office building sits on approximately 0.64 acres and offers an established layout well suited for continued dental, orthodontic, medical, or other professional office use.

The property features nine offices/treatment areas, including an open work area, along with a welcoming lobby, reception area, lab area, kitchen, washer and dryer connections, and four restrooms. Lavatories within the office/treatment areas provide additional functionality for healthcare-related users.

One wing of the building also offers potential for conversion into an apartment or residential living area, subject to applicable zoning, permitting, and governmental approvals. This flexible configuration could provide additional options for an owner-user depending on their operational needs.

The site includes 21 parking spaces, providing convenient on-site parking for patients, staff, and visitors.

Do not disturb Tenant. Information herein deemed accurate but not guaranteed by Broker or Realtor.
Sale to be "As Is" with full waiver of warranty and redhibition rights

Property Highlights

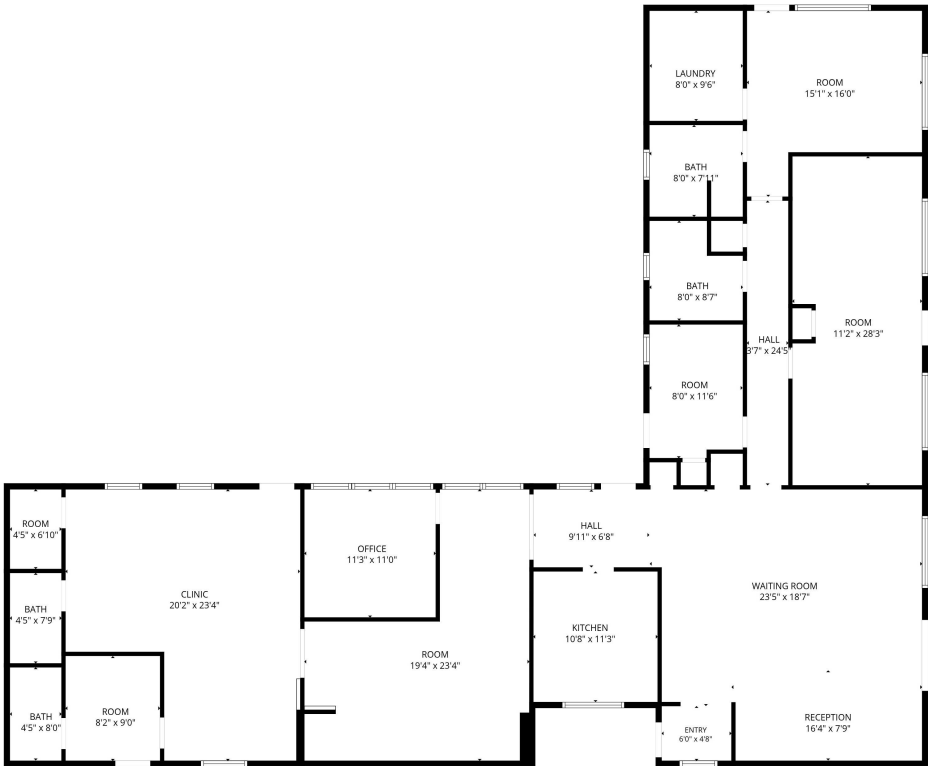
- 9 Offices/Treatment Areas, including open work area
- One wing offers potential apartment/residential conversion
- Lobby & Reception Area
- Dedicated Lab Area
- Lavatories in office/treatment areas
- 4 Restrooms - Kitchen - Washer/Dryer Connections



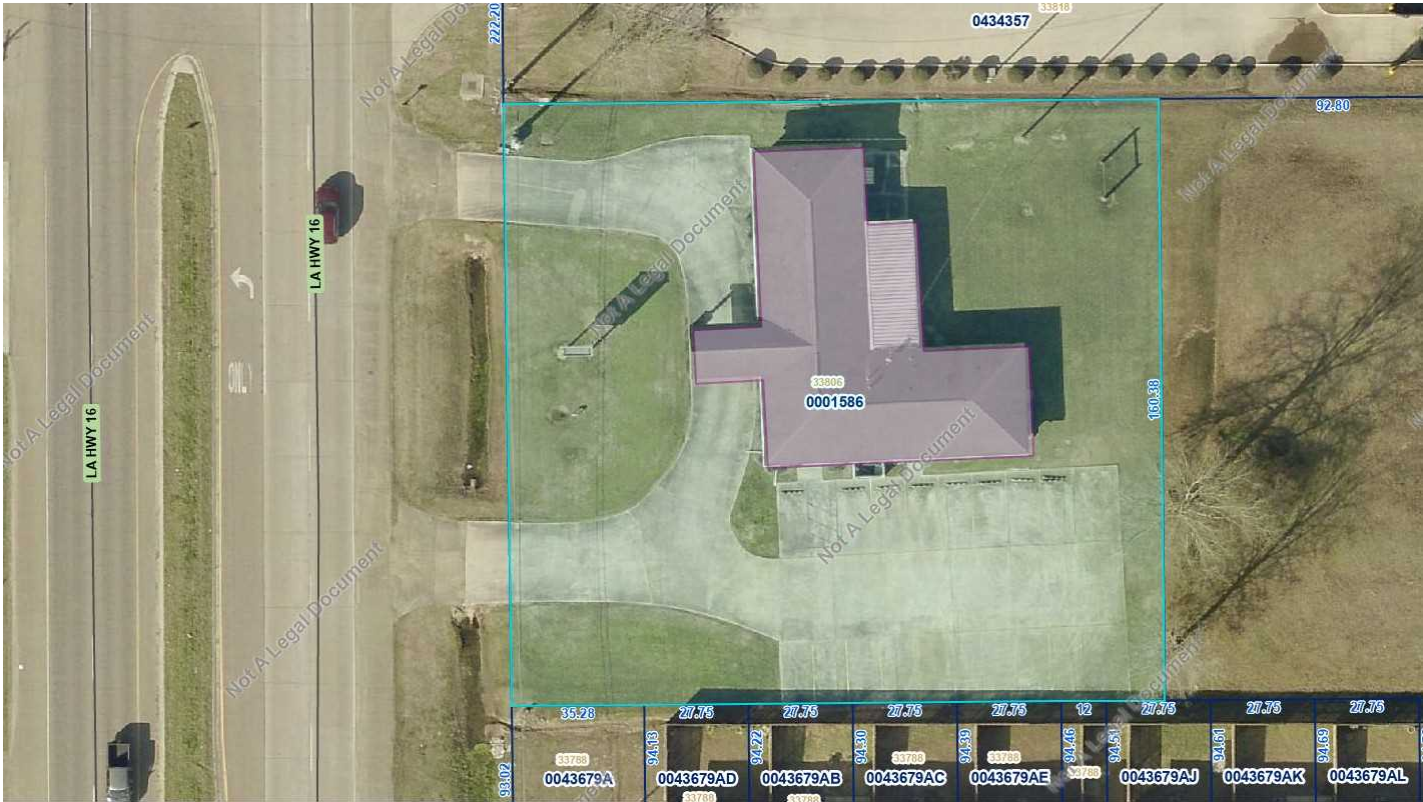
Exterior Photos



Floor Plan & Assessor



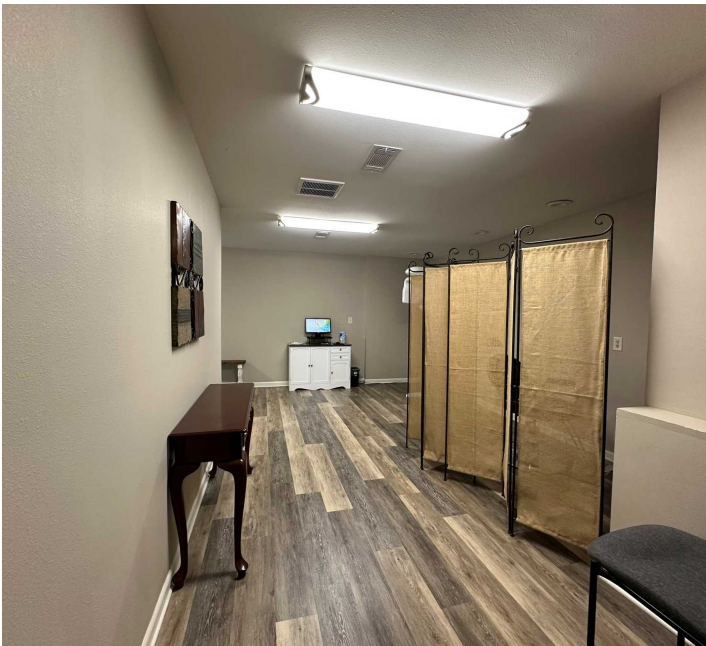
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



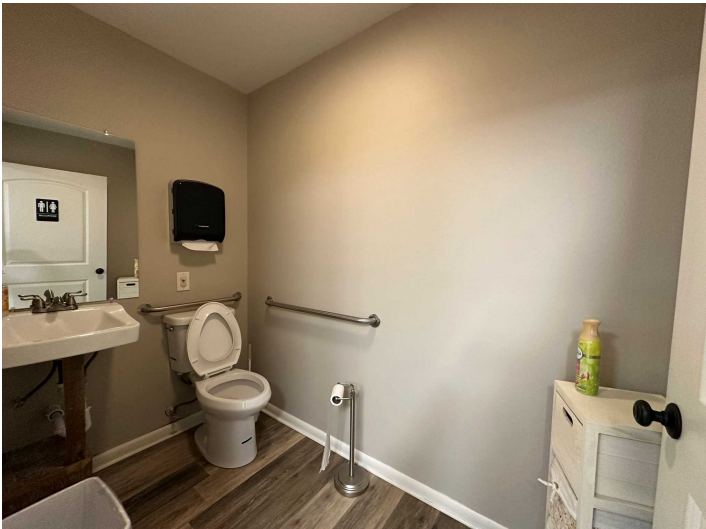
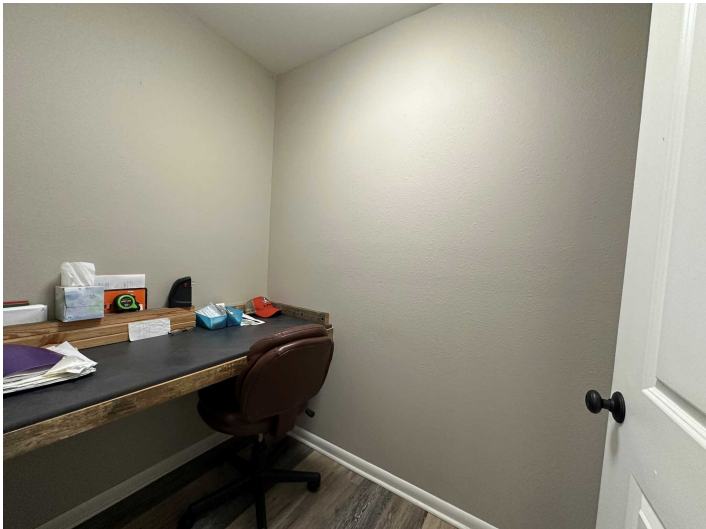
Interior Photos Pt. 1



Interior Photos Pt. 2



Interior Photos Pt. 3

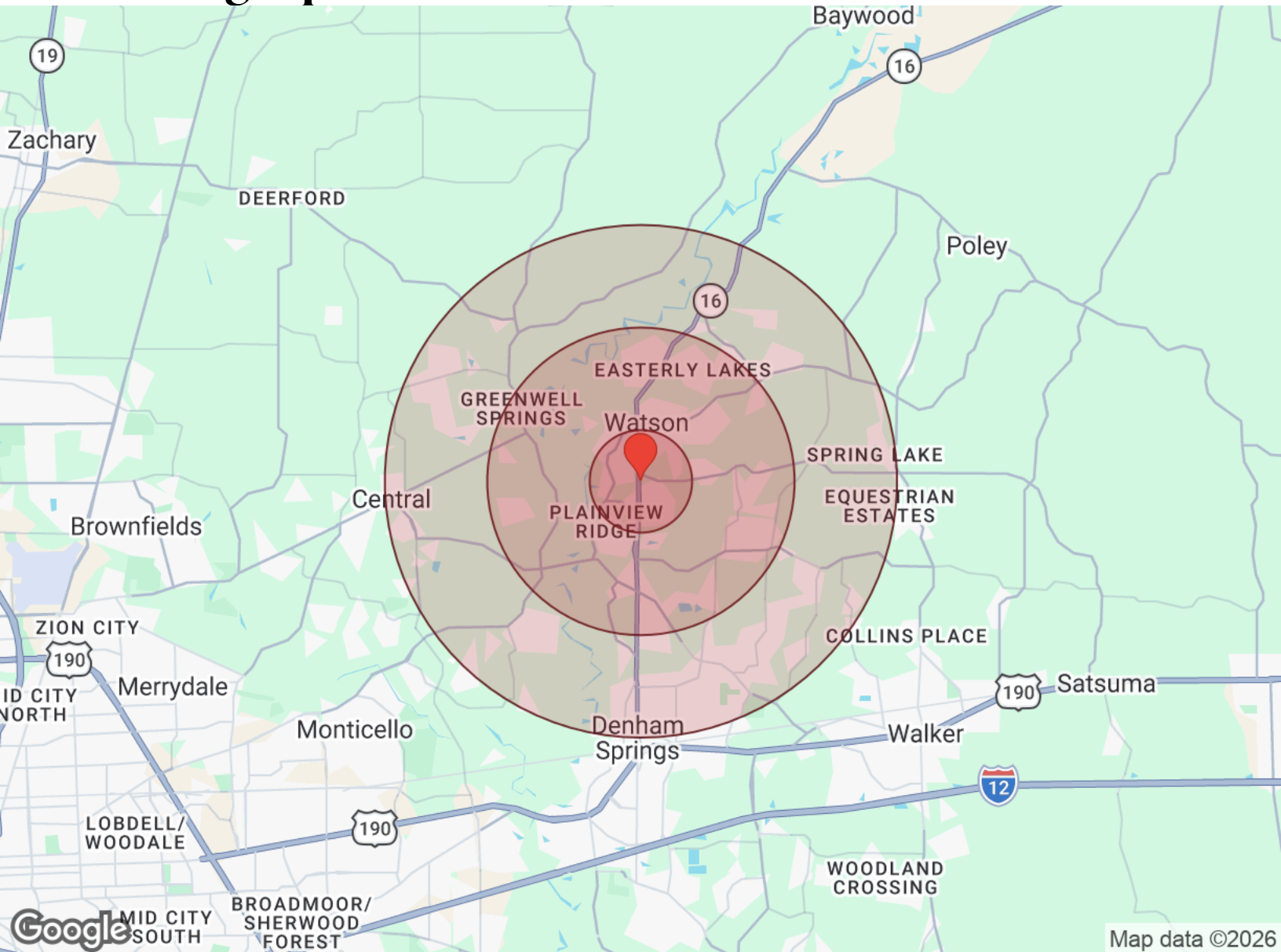


Interior Photos Pt. 4





Demographics



Map data ©2026

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,234	11,950	28,946
Female	2,399	12,675	30,543
Total Population	4,633	24,625	59,489

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,841	19,587	46,199
Black	394	2,672	7,335
Am In/AK Nat	5	34	71
Hawaiian	N/A	N/A	6
Hispanic	272	1,714	4,259
Asian	45	197	577
Multiracial	75	414	1,023
Other	N/A	7	18

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,809	9,925	24,247
Occupied	1,711	9,208	22,245
Owner Occupied	1,469	7,469	18,015
Renter Occupied	242	1,739	4,230
Vacant	98	717	2,001

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	958	5,127	12,362
Ages 15 - 24	576	3,430	8,030
Ages 25 - 54	1,872	9,902	23,009
Ages 55 - 64	544	2,728	6,751
Ages 65+	681	3,437	9,338

Income	1 Mile	3 Miles	5 Miles
Median	\$83,484	\$83,988	\$90,840
Under \$15k	117	470	1,065
\$15k - \$25k	77	619	1,264
\$25k - \$35k	70	445	1,144
\$35k - \$50k	205	661	1,901
\$50k - \$75k	275	1,990	4,011
\$75k - \$100k	331	1,168	2,741
\$100k - \$150k	318	2,068	5,138
\$150k - \$200k	210	1,116	2,945
Over \$200k	109	673	2,035