

# OFFICE FOR SALE 1328 NORTH STREET

1328 North Street, Baton Rouge, LA 70802



## PROPERTY HIGHLIGHTS

- Located just east of Downtown Baton Rouge
- In an Opportunity Zone
- North of Mid-City and the Garden District
- Subject to a resub and assimilation
- Currently used as an office building
- Can be converted to apartments

## OFFERING SUMMARY

Sale Price:	\$575,000
Lot Size:	1.21 Acres
Building Size:	7,500 SF



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	7,500 SF
Lot Size:	1.21 Acres
Price / SF:	\$76.67
Zoning:	C-2
Market:	Baton Rouge - MSA
Submarket:	Downtown

## PROPERTY OVERVIEW

Two-story office building with access on North Street and Main Street available for purchase. The subject property could function as an office building or redevelopment property with multiple tax credits available. Property is also located in an opportunity zone. Large lot that will be subject to a resub and an assimilation. Plenty of room for parking. Can be acquired along with 1201 Main Street.

## LOCATION OVERVIEW

The subject is located just east of downtown Baton Rouge and north of Florida Boulevard. This area is characterized by a mixture of older office buildings, apartment buildings and single family homes. Neighboring tenants and users of the commercial buildings in this part of town included the Department of Public Works, established contractors and engineering firms as well as non-profit and faith based organizations. This location provides excellent access to Interstate 10, Interstate 110, the State Capitol and the downtown courthouses.

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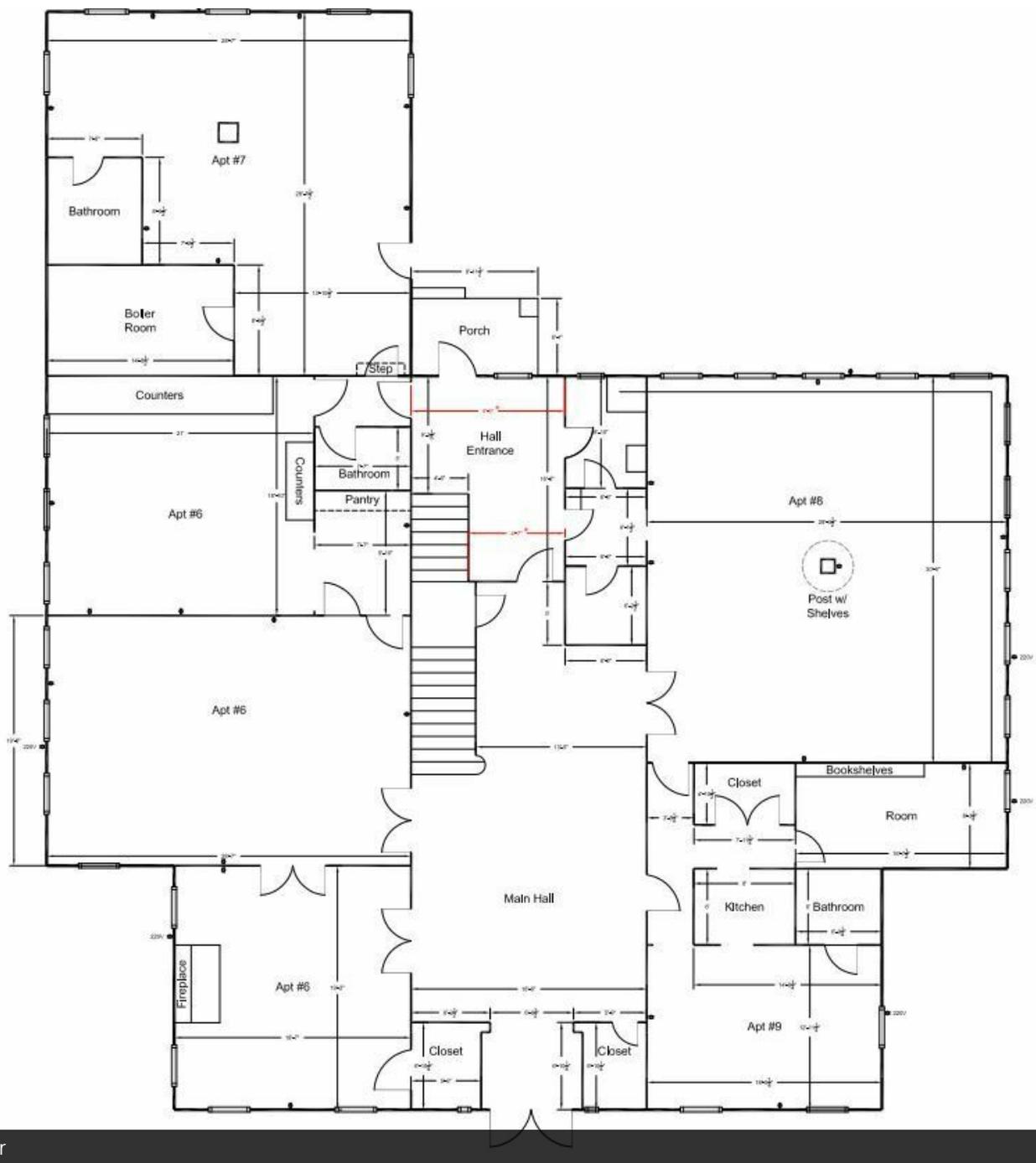


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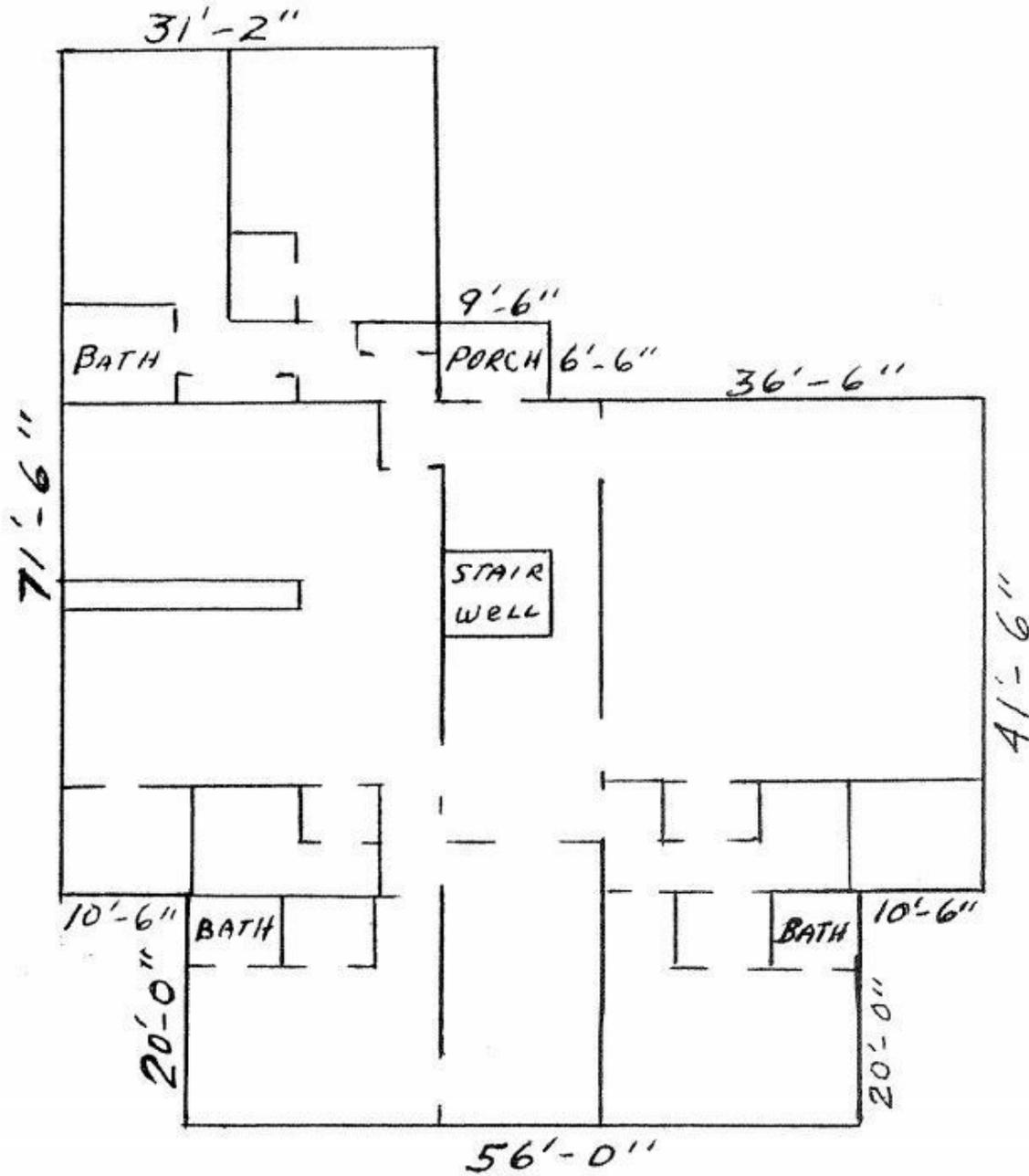
First Floor

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Second Floor

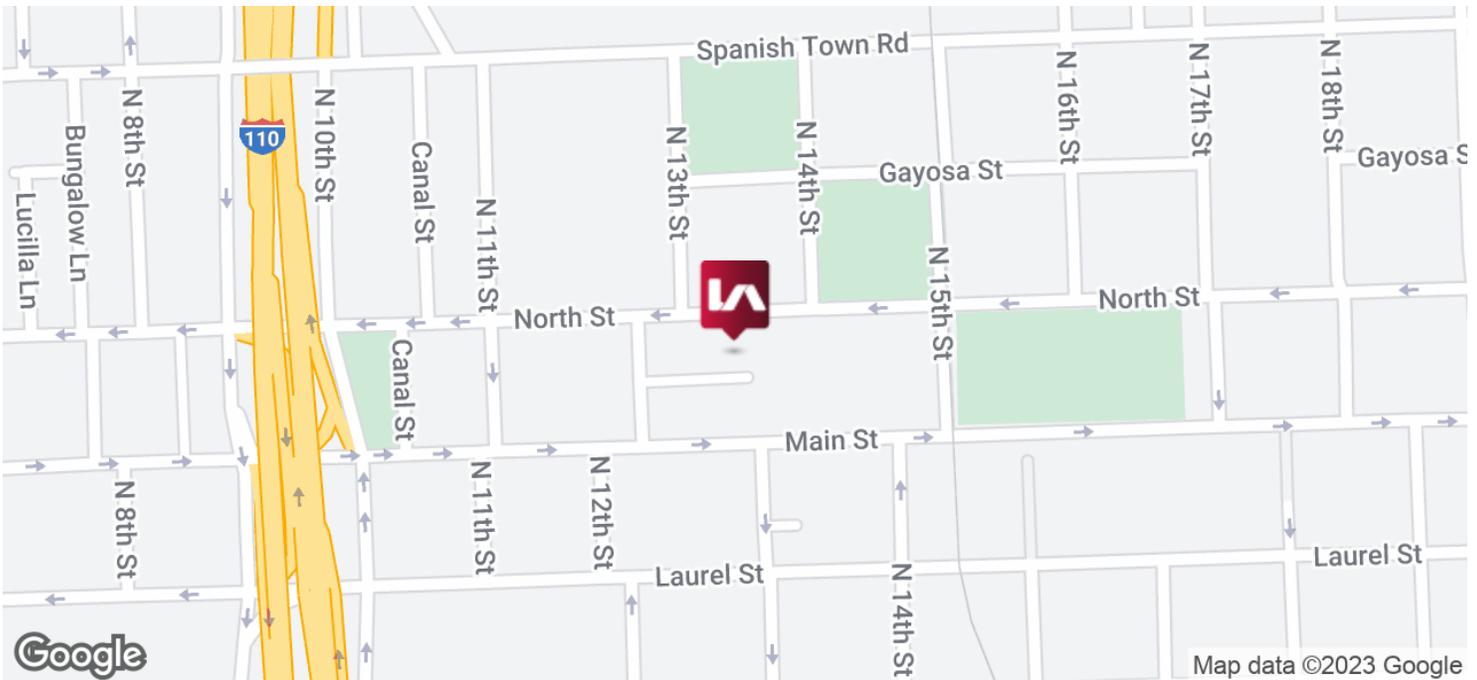
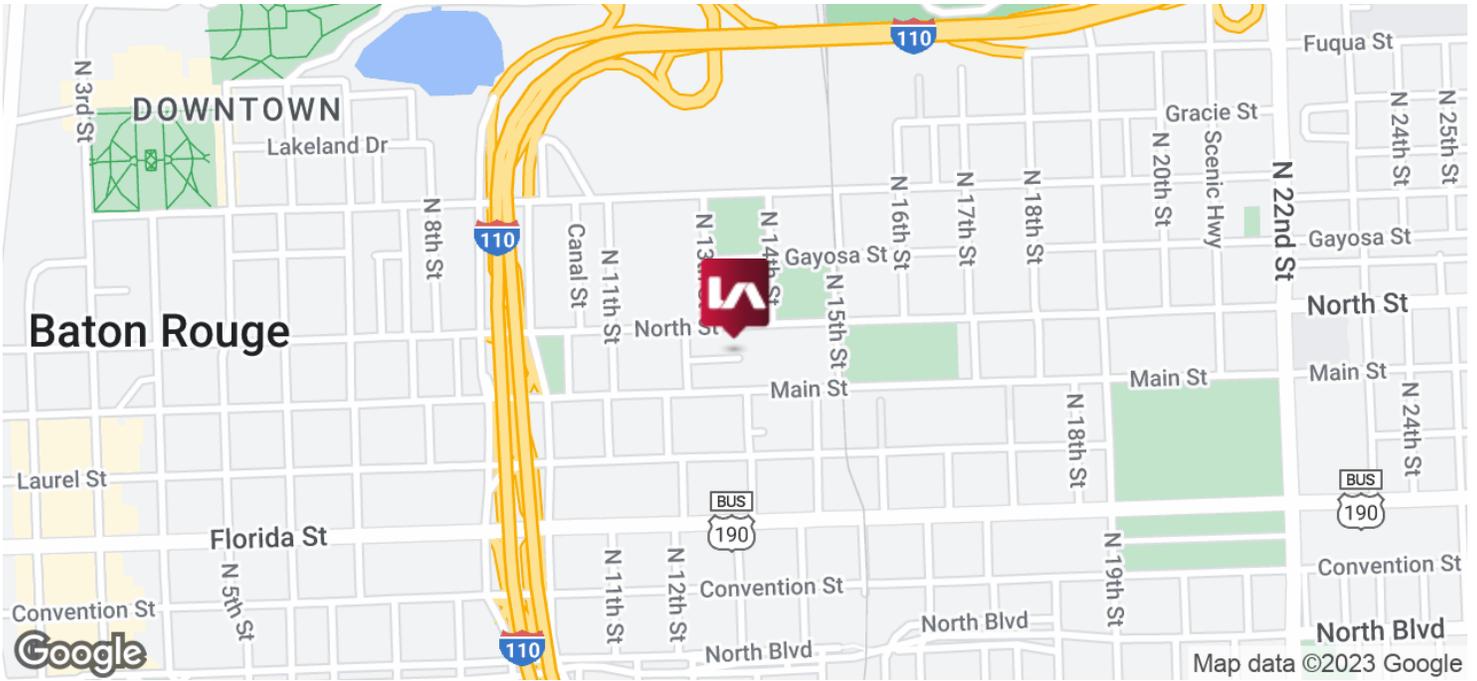
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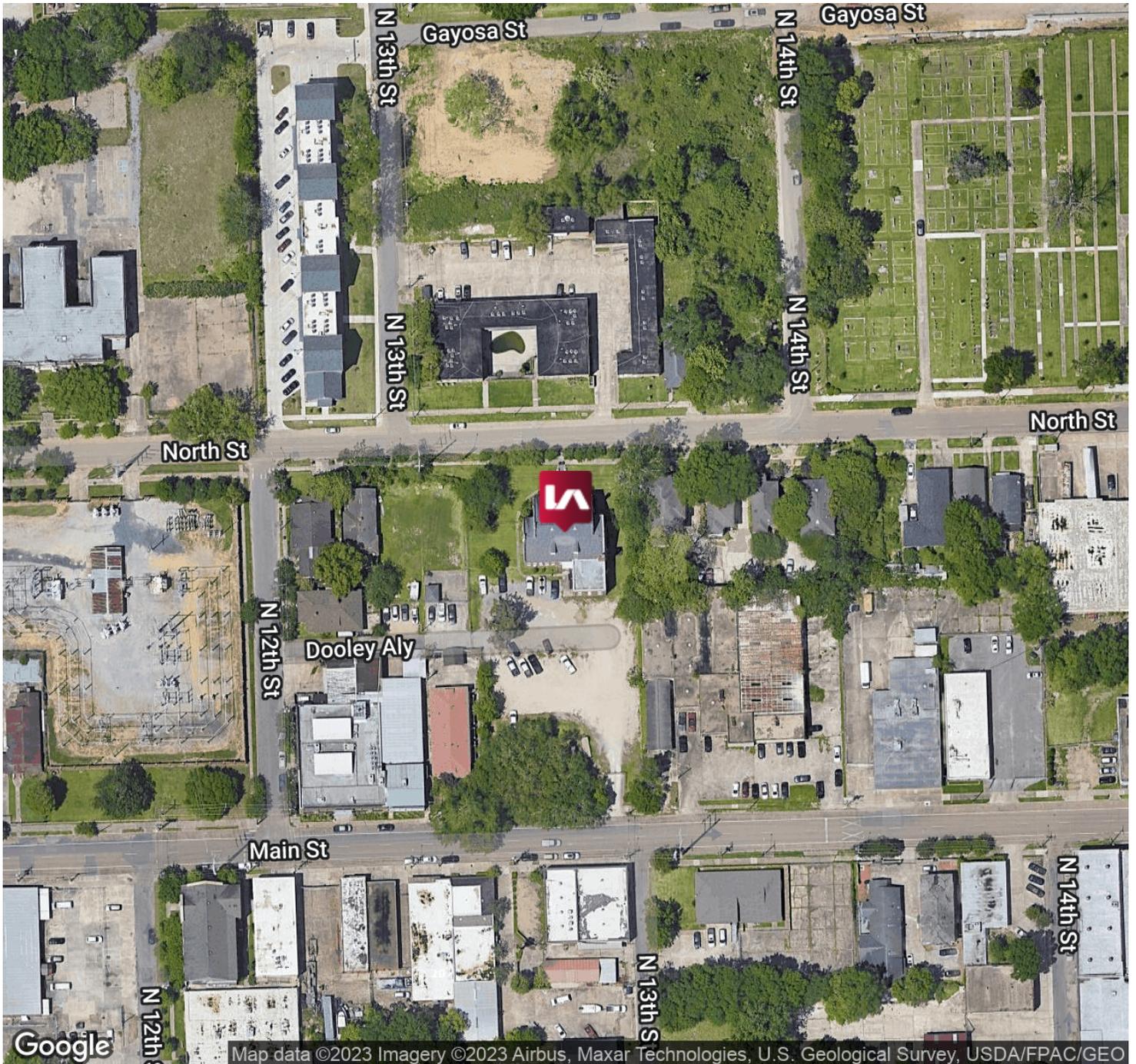


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