

FOR SALE



WALKER LA ORTHODONTICS OFFICE FOR
SALE

12799 BURGESS AVENUE • WALKER, LA 70785

SUMMARY

Price:	\$330,000
Building SF:	2,321
Lot Size:	0.30 Acres
Parking:	21 Spaces
Year Built:	2006
Zoning:	Commercial



DAVID VERCHER, CCIM

Director
(225) 405-3257
yourccim@kw.com
0056494, Louisiana

Property Description

Excellent opportunity to acquire a fully functioning orthodontic office in Walker, Louisiana. Situated on approximately 0.30 acres, the property features a 2,321 SF office building with an established layout designed to support dental, orthodontic, medical, or other professional office users.

The building includes eight offices/treatment areas, including an open work area, along with a welcoming lobby, reception area, kitchen, two lab areas, two restrooms, and washer/dryer connections. Lavatories located within office areas provide additional functionality for medical or dental operations.

Currently operating as an orthodontic practice, the property presents an attractive opportunity for an owner-user seeking an existing medical/dental configuration or a professional office user looking for a well-equipped facility in the Walker market.

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

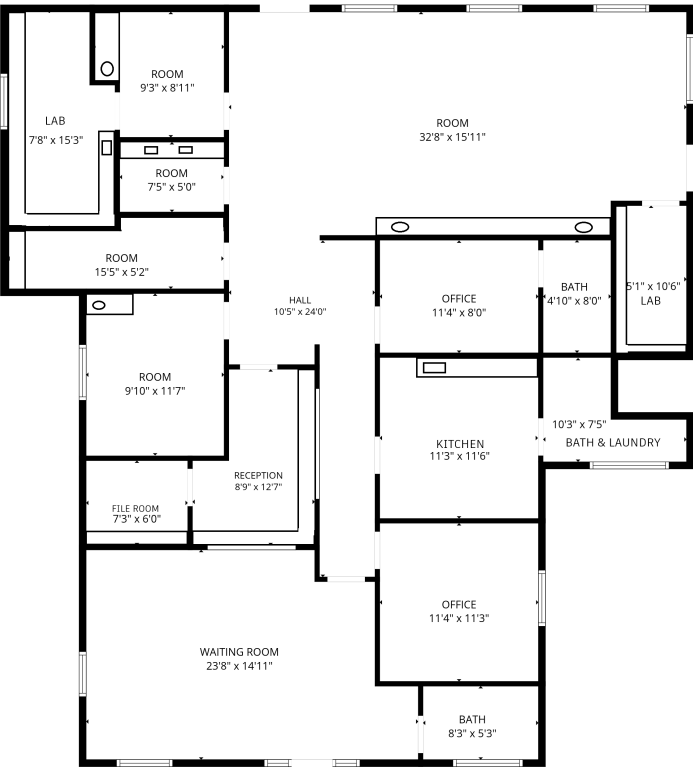
- 8 Offices / Treatment & Work Areas
- Lobby & Reception Area - 2 Lab Areas
- Kitchen - 2 Restrooms - Lavatories in Offices Areas
- Washer/Dryer Connections
- Well suited for orthodontic, dental, medical, or professional office use



Exterior Photos



Floor Plan & GIS



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



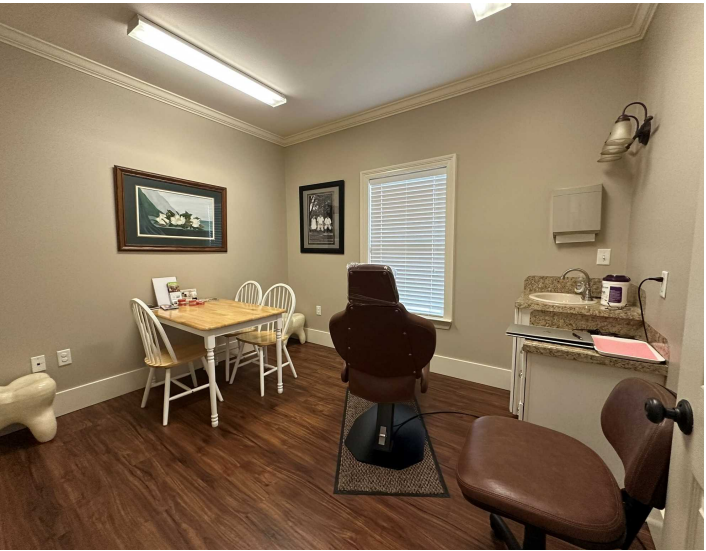
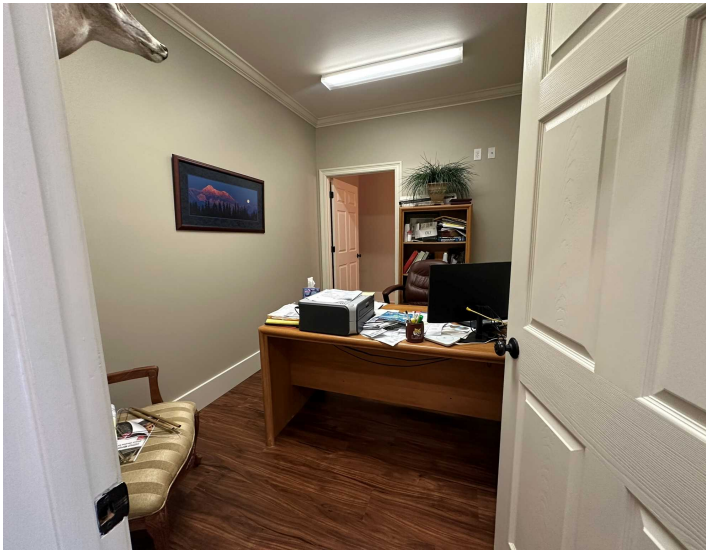
Interior Photos Pt. 1



Interior Photos Pt. 2



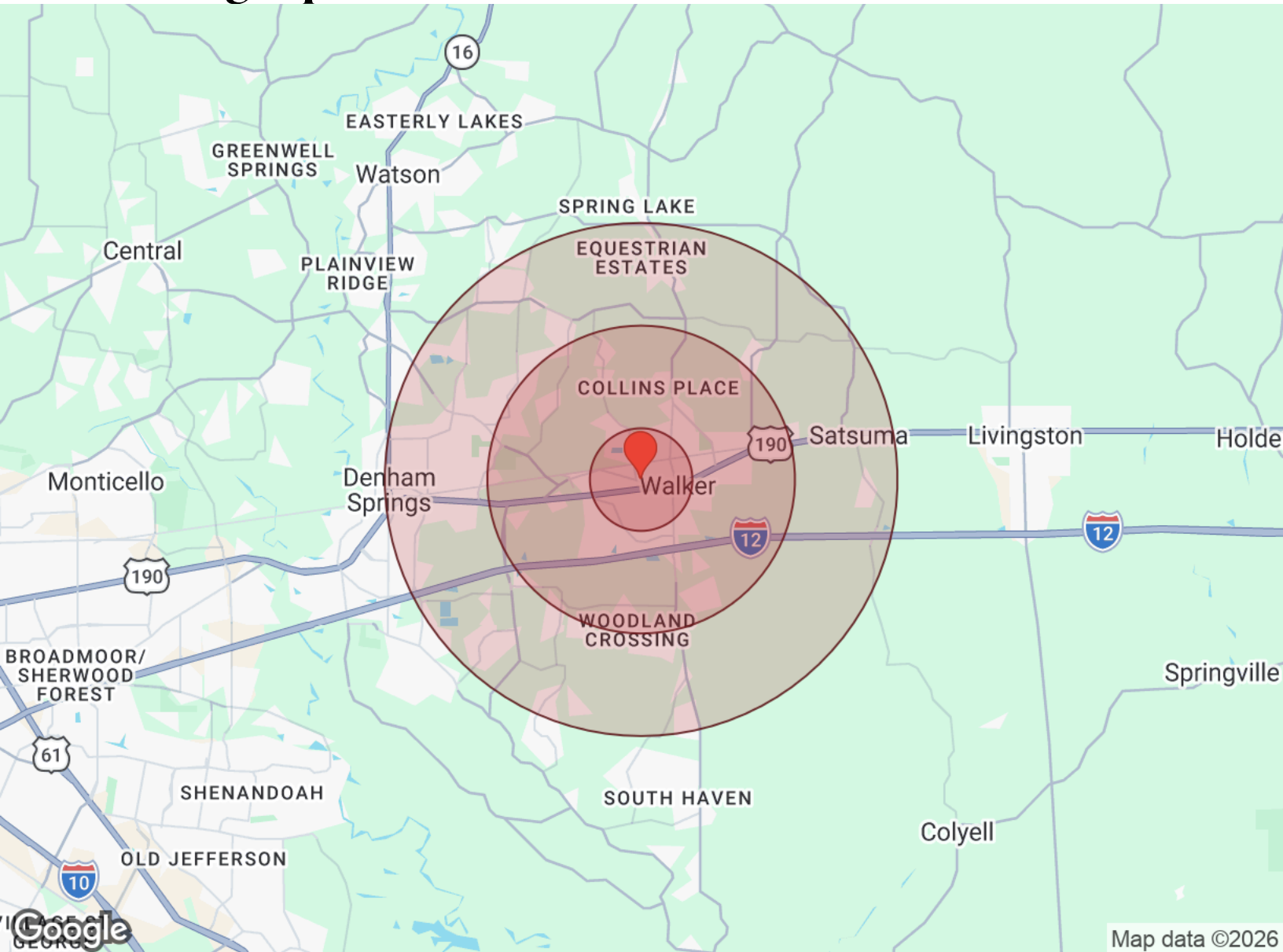
Interior Photos Pt. 3



Interior Photos Pt. 4



Demographics



Map data ©2026

Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,294	11,109	28,168
Female	2,455	11,663	29,663
Total Population	4,749	22,771	57,831

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,774	17,577	44,009
Black	517	2,796	7,761
Am In/AK Nat	3	18	58
Hawaiian	1	5	6
Hispanic	321	1,712	4,349
Asian	51	266	677
Multiracial	82	396	966
Other	N/A	N/A	6

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,011	9,333	23,874
Occupied	1,867	8,652	22,108
Owner Occupied	1,355	6,571	16,212
Renter Occupied	512	2,081	5,896
Vacant	144	682	1,767

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	935	4,779	12,156
Ages 15 - 24	651	3,061	7,682
Ages 25 - 54	1,846	9,466	24,064
Ages 55 - 64	564	2,361	6,094
Ages 65+	752	3,104	7,835

Income	1 Mile	3 Miles	5 Miles
Median	\$94,640	\$88,160	\$84,351
Under \$15k	132	583	1,352
\$15k - \$25k	105	385	1,127
\$25k - \$35k	151	648	1,548
\$35k - \$50k	146	706	2,271
\$50k - \$75k	204	1,309	3,666
\$75k - \$100k	249	1,321	2,909
\$100k - \$150k	587	2,177	5,561
\$150k - \$200k	212	977	2,153
Over \$200k	80	547	1,518