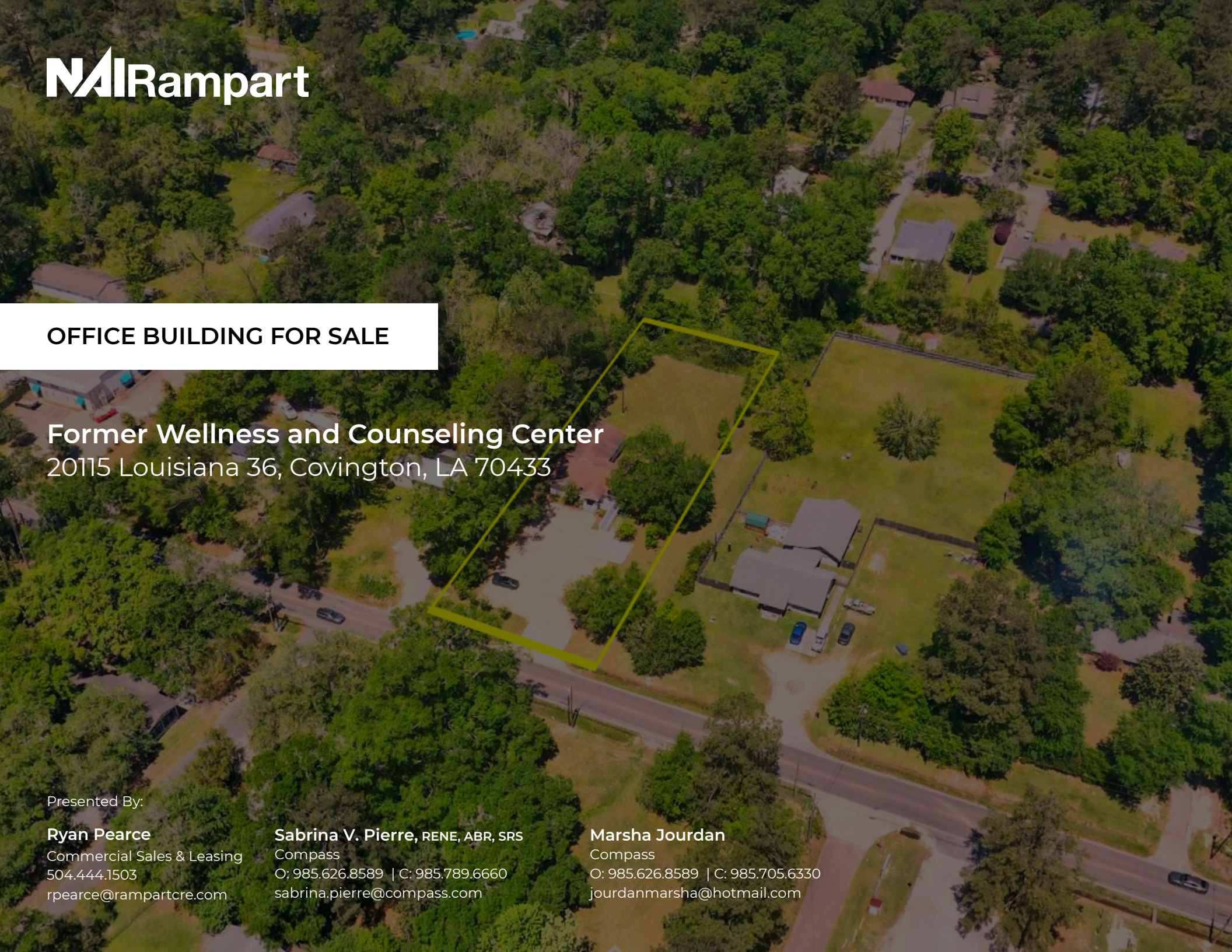
NAI Rampart

OFFICE BUILDING FOR SALE

Former Wellness and Counseling Center

20115 Louisiana 36, Covington, LA 70433



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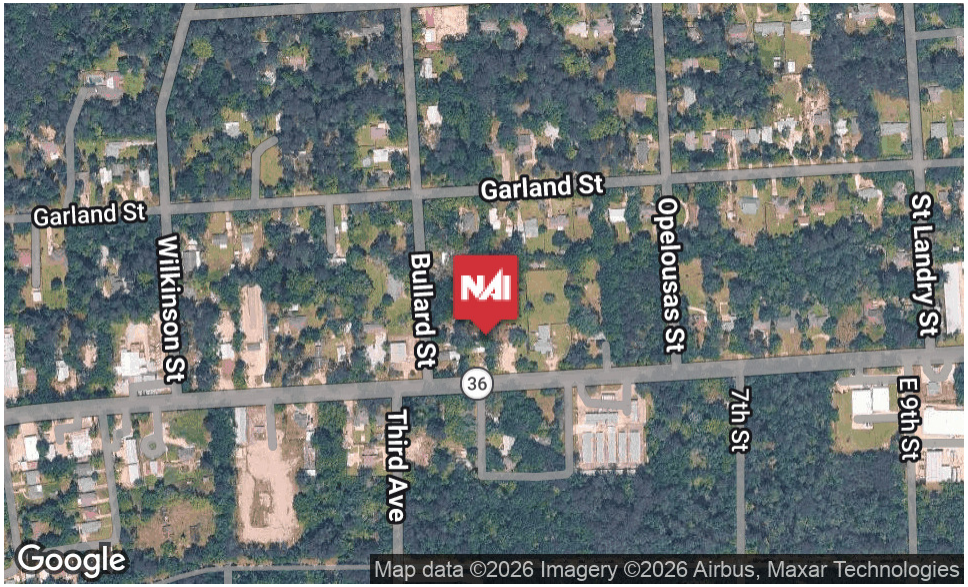

PROPERTY DESCRIPTION

Discover a unique opportunity with this versatile, single-tenant office building previously occupied by a wellness and counseling center. Situated on a spacious 30,000 SF lot, this ±2,597 SF freestanding building is perfectly suited for medical, counseling, or general office use.

With multiple entrances and individual restrooms, the building offers flexibility for subdivision or sub-leasing—a rare advantage for users seeking to share or monetize unused space. Medical users can easily convert private offices into exam rooms thanks to restroom plumbing access nearby.

Located just minutes from Downtown Covington, the property offers a tranquil, private setting, making it ideal for clients or patients seeking discretion. At the same time, pylon signage and proximity to major thoroughfares ensure visibility and ease of access. Don't miss this unique blend of privacy, accessibility, and adaptability.

Interior layout includes: Four private offices, Two waiting areas, Built-in receptionist nook, Kitchenette, Three restrooms, & Large open space—ideal for a conference room, group sessions, or additional office build-out

PROPERTY HIGHLIGHTS

- Owner open to Bond-for-Deed financing
- Freestanding building on large lot with ample frontage
- Major Renovation / Improvements made in recent years
- Flexible floor plan allowing for subleasing/revenue generation opportunity
- Ideal for wellness, medical, or professional services
- ADA-compliant features and ample parking with easy ingress and egress
- Opportunity to enhance roadside visibility with new commercial signage
- Quaint Home-Like curb appeal in serene setting allows for operational discretion if desired

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Sale Price	$330,000

LOCATION INFORMATION

Building Name	Former Wellness and Counseling Center
Street Address	20115 Louisiana 36
City, State, Zip	Covington, LA 70433
County	Saint Tammany
Market	New Orleans - (MSA)
Sub-market	Northshore | West St. Tammany
Cross-Streets	Bullard St | Opelousas St

BUILDING INFORMATION

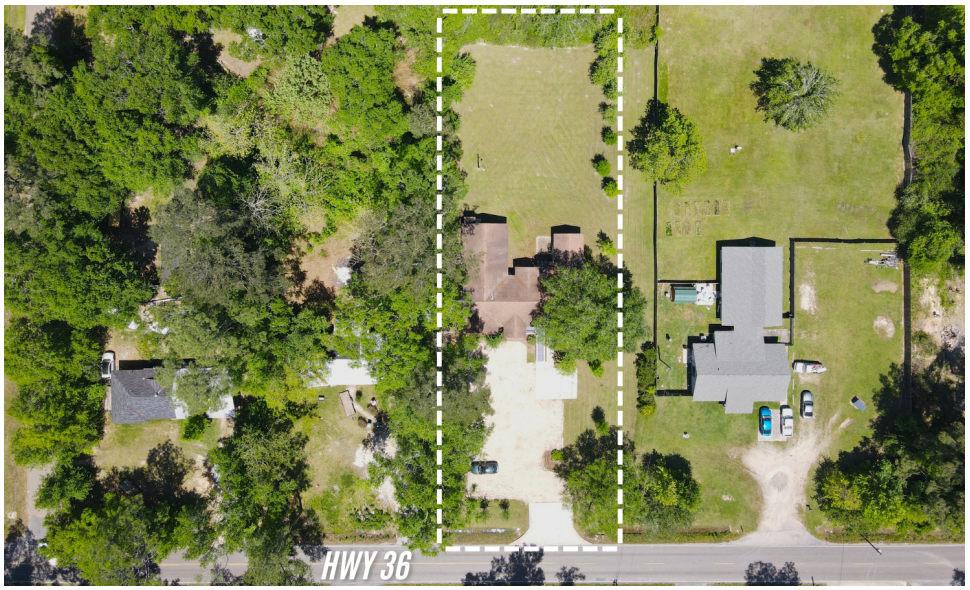
Building Size	2,597 SF
Building Class	C
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	1965
Year Last Renovated	2021

2024 TAXES & INSURANCE

Parish Taxes	$3,178.
Property Insurance	$6,700

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	NC - 2
Lot Size	30,000 SF
APN #	129949
Lot Frontage	30 ft
Lot Depth	100 ft
Corner Property	No



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INTERIOR UPGRADES

- Built receptionist office with sliding window
- Installed windows across front façade and in all offices
- Added five ceiling fans
- Completed and upgraded all plumbing
- Installed electric hot water heater in attic
- Painted front porch and interior
- Installed ADA-compliant exit and restroom signage
- Updated bathroom flooring
- Sealed chimney
- Installed handicap-approved door knobs throughout
- Added windows to all office doors

KITCHEN & BATHROOM ENHANCEMENTS

- Installed dishwasher, refrigerator, and kitchen sink
- Added kitchen bar, chandelier, and upper cabinets
- Installed new bathroom vanities
- Added baby changing station in restroom

EXTERIOR IMPROVEMENTS

- Installed culvert at entry for commercial compliance
- Added perimeter fencing
- Developed gravel parking lot (previously grass)
- Poured ADA-compliant concrete slab and access ramp
- Installed internal and external handicap railings
- Planted 20 trees and 30 shrubs per commercial code

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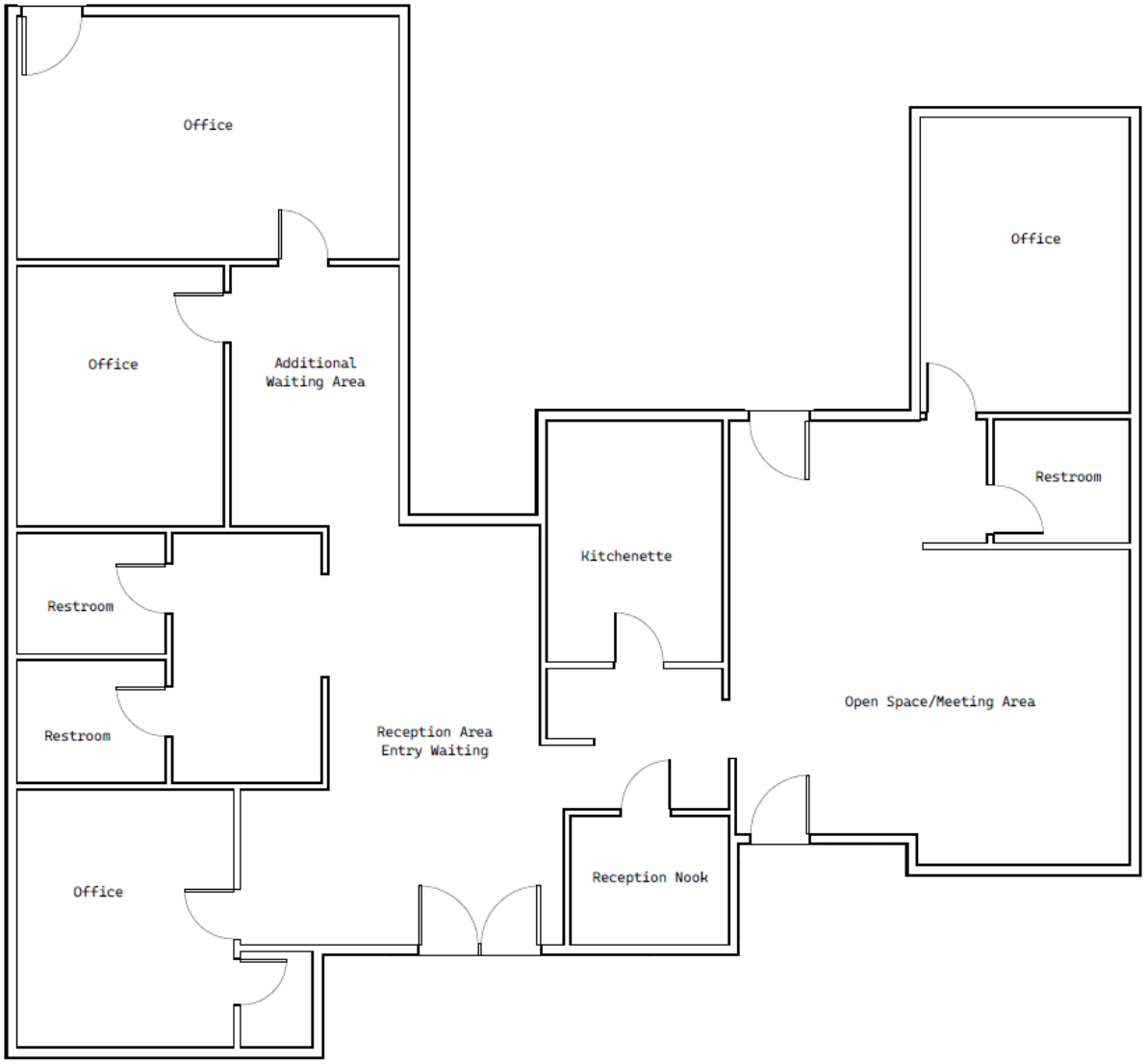

Not drawn to scale, for illustration purposes only.

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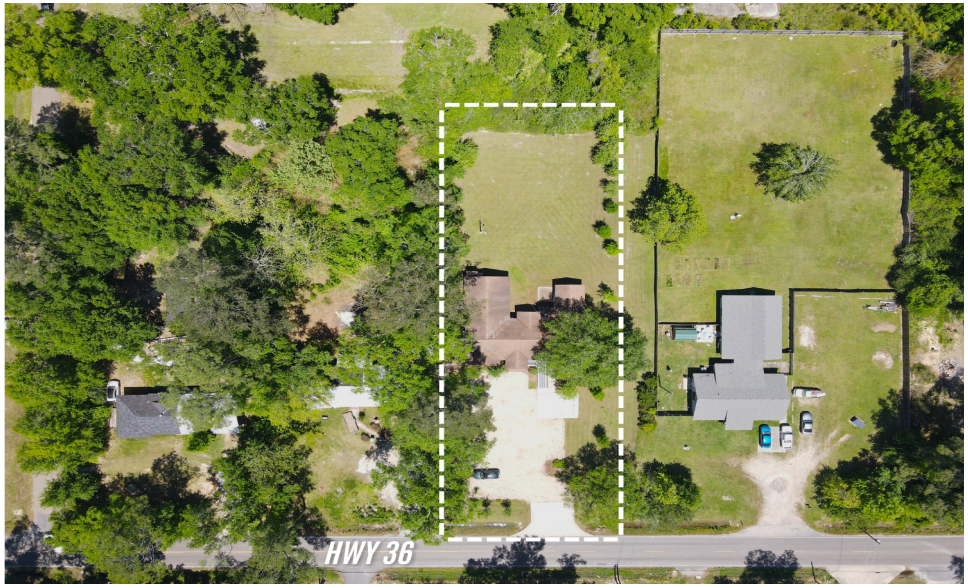

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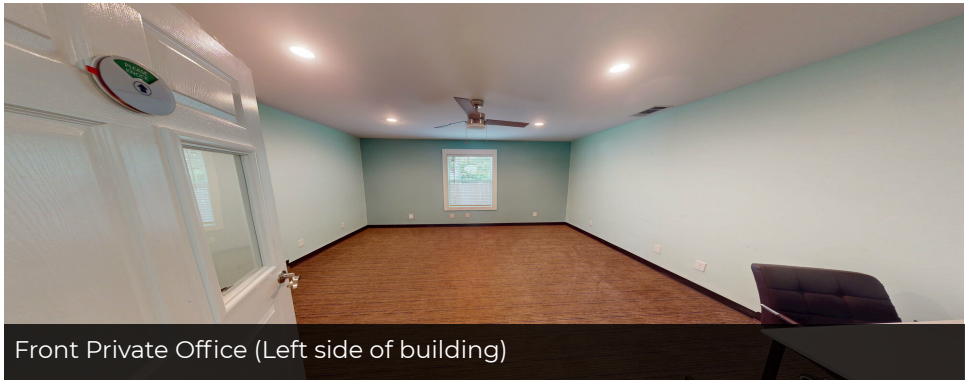
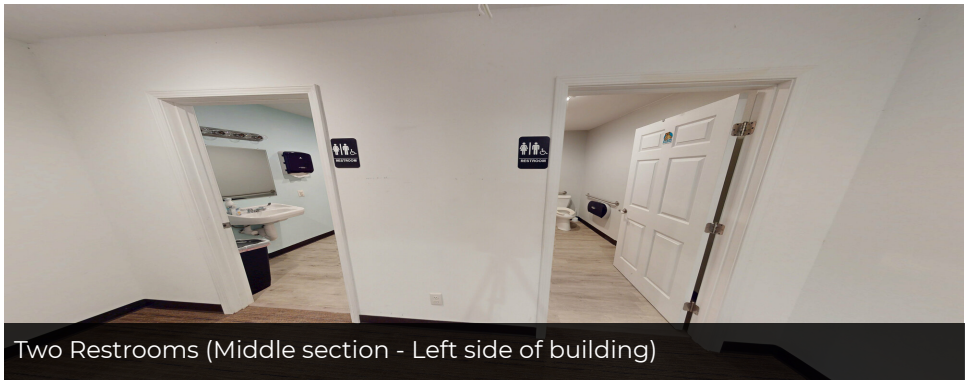
Receptionist Nook



Front Private Office (Left side of building)

Reception Area - Waiting Room #1 (Left side of building)



Two Restrooms (Middle section - Left side of building)

Restroom Close-Up (Left side of building)

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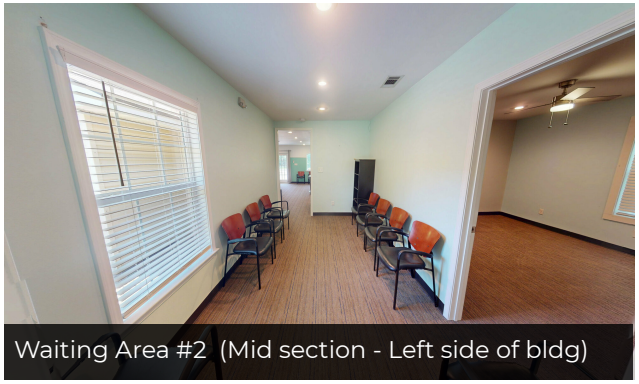
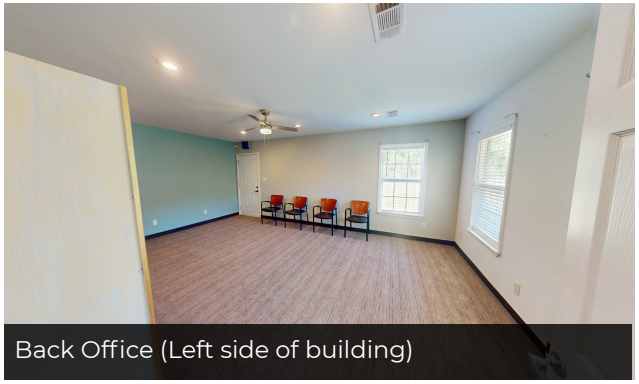


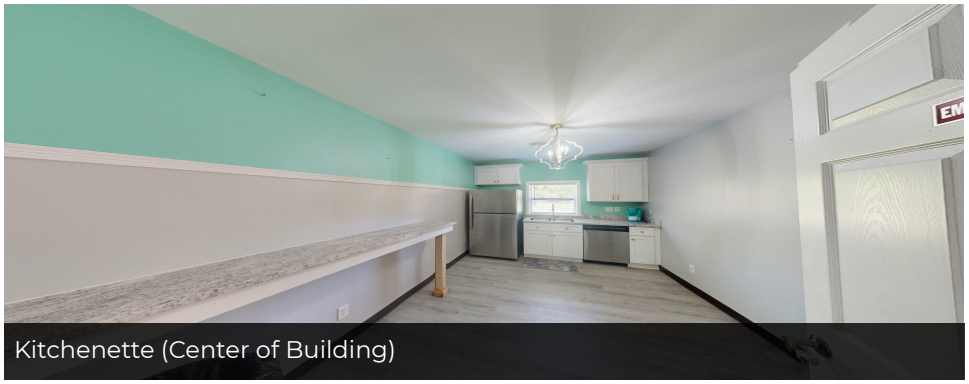
Waiting Area #2 (Mid section - Left side of bldg)

Middle Office (Left side of building)



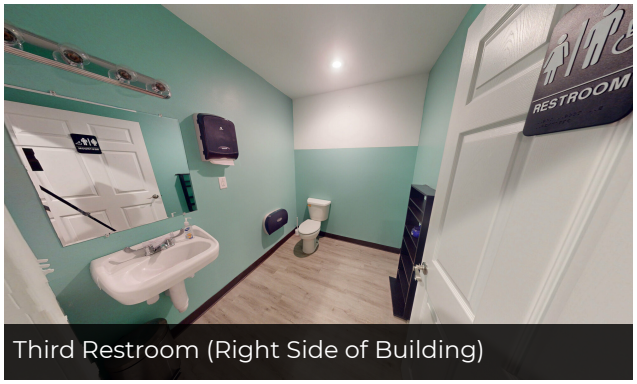
Back Office (Left side of building)

View from middle hall towards Reception Nook / Waiting Area #1

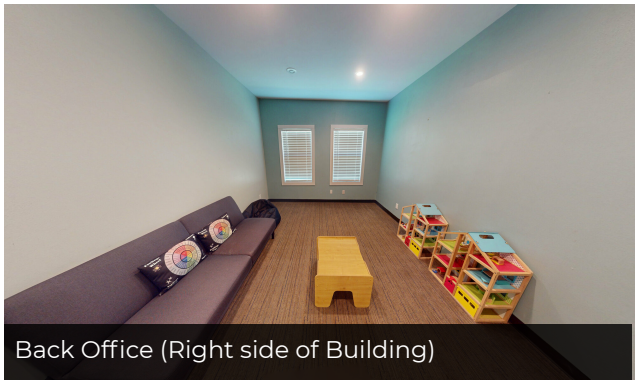


Kitchenette (Center of Building)

Conf Room/Open Area (Front Right Side of Bldg)



Third Restroom (Right Side of Building)



Back Office (Right side of Building)

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LOCATION OVERVIEW

The subject property is strategically positioned via the New Orleans (MSA)'s "West St. Tammany" - "Northshore" of Lake Pontchartrain Submarket . This location offers a balanced mix of professional, residential, and commercial developments; all underlying fundamentals for office-based commerce.

Access and Connectivity:
Highway 36 is a key east-west corridor that connects to major thoroughfares such as U.S. Highway 190 and Interstate 12, providing excellent regional accessibility. The property benefits from easy ingress and egress, making it convenient for both employees and clients commuting from surrounding communities like Mandeville, Abita Springs, and Slidell.

Demographics and Workforce:
Covington features a well-educated, affluent population, with high household incomes and a strong base of professionals. The area's demographics support a wide range of office users, including medical, financial, legal, and tech services. The region's economic growth is supported by its low unemployment rate and quality of life, which continues to attract talent and businesses.

Nearby Amenities:
The property is surrounded by a mix of retail, dining, healthcare, and professional service providers. It is in close proximity to St. Tammany Parish Hospital, downtown Covington, and numerous restaurants and boutique shops, enhancing the convenience and quality of life for tenants and visitors.

Commercial Environment:
The Northshore office market is characterized by stable occupancy and appetite for space with finishes ranging from "Class A" to "well-appointed entry-level." The trade area around Highway 36 is emerging as a professional/consumer services hub, with increasing public/private investments.

Growth and Development:
The region continues to see new developments and infrastructure improvements fueled by migration from the New Orleans metro. State/Regional/Local Economic Development agencies consistently engage in initiatives designed to maintain and enhance market appeal and viability for generations.

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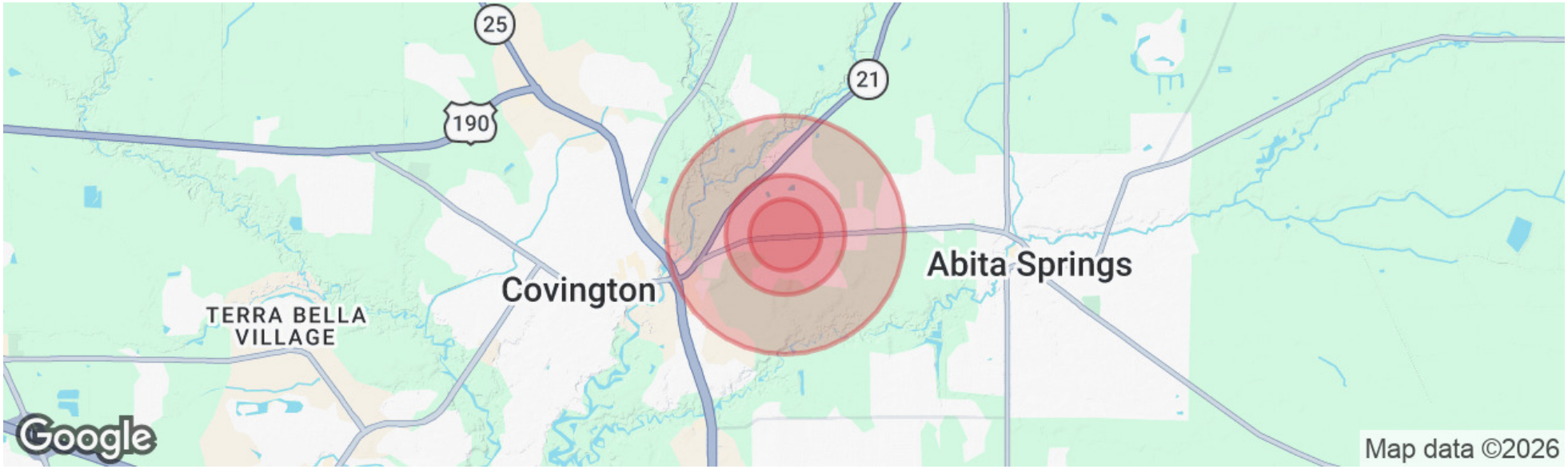

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	248	961	2,761
Average Age	44	42	42
Average Age (Male)	42	41	40
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	99	385	1,140
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$97,066	$93,527	$93,181
Average House Value	$339,853	$335,569	$354,775

2020 American Community Survey (ACS)

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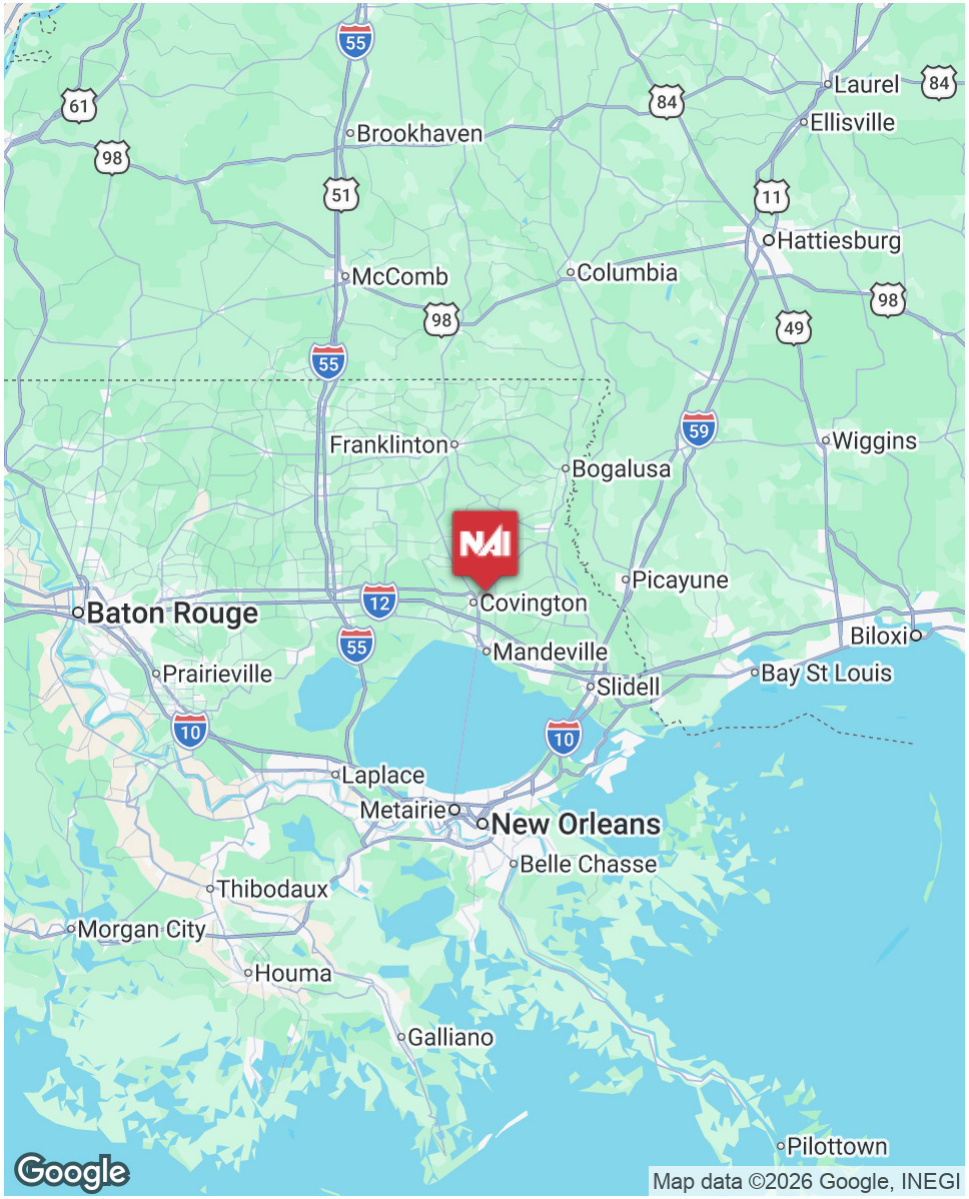

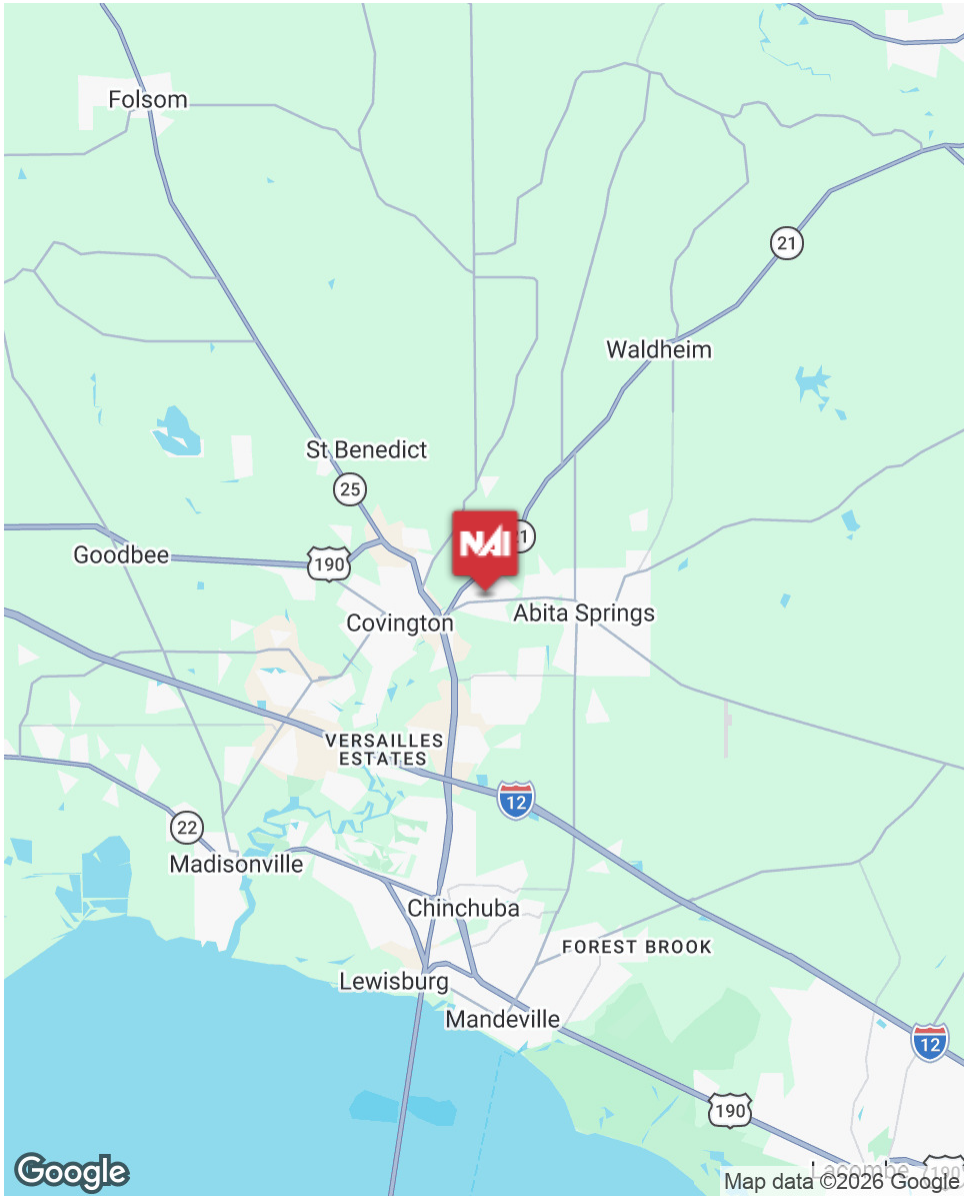

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