

Newly Rennovated Office Space For Sale or Lease

**1532 S Burnside Ave
Gonzales, LA 70737**

Beau Box Commercial Real Estate

Beau Box, SIOR

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Austin Palmer

225.936.4019

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Property Snapshot

1532 S Burnside Ave
Gonzales, LA 70737

Property Highlights

- Total Building Size: 3,000 SF
- Land Size: 0.08 Acres or 3,484.8 SF
- 2 Office Suites
- Zoning: CIT
- Flood Zone: X
- Dense Office & Retail Corridor in Gonzales, LA

Offering Summary

Lease Rate:	\$18 SF/YR
Asking Price:	\$580,000.00

Property Description

Beau Box Commercial Real Estate is Pleased to Present an Opportunity to Purchase or Lease this 3,000 SF Office space in Gonzales, LA. This 3,000 SF Free-Standing Building is Located in a Prime Office & Retail Area in Gonzales off of S Burnside Ave. The property has two recently renovated office suites are move-in ready. Suite A is 1,000 SF with 5 separate offices & Suite B is 2,000 SF with 5 separate offices, a sizeable conference room and a full kitchen area.

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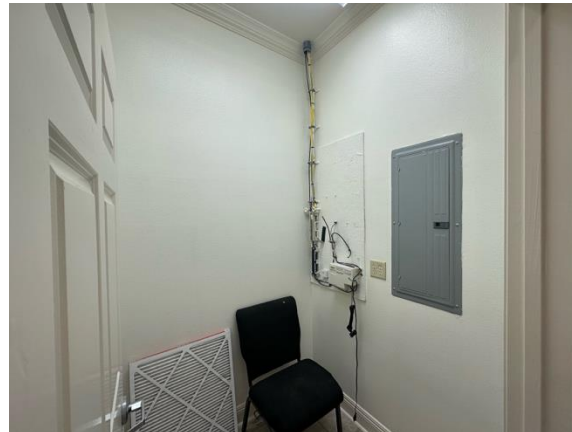


Office Suite A

1532 S Burnside Ave
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Suite A Details

Size: 1,000 SF • 5 Offices • 1 Bathroom • 1 Kitchenette



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Suite B

1532 S Burnside Ave
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Suite B Details

Size: 2,000 SF • 5 Offices • 1 Conference Room • 1 Storage Room • 2 Bathroom • 1 Kitchen



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Building Exterior

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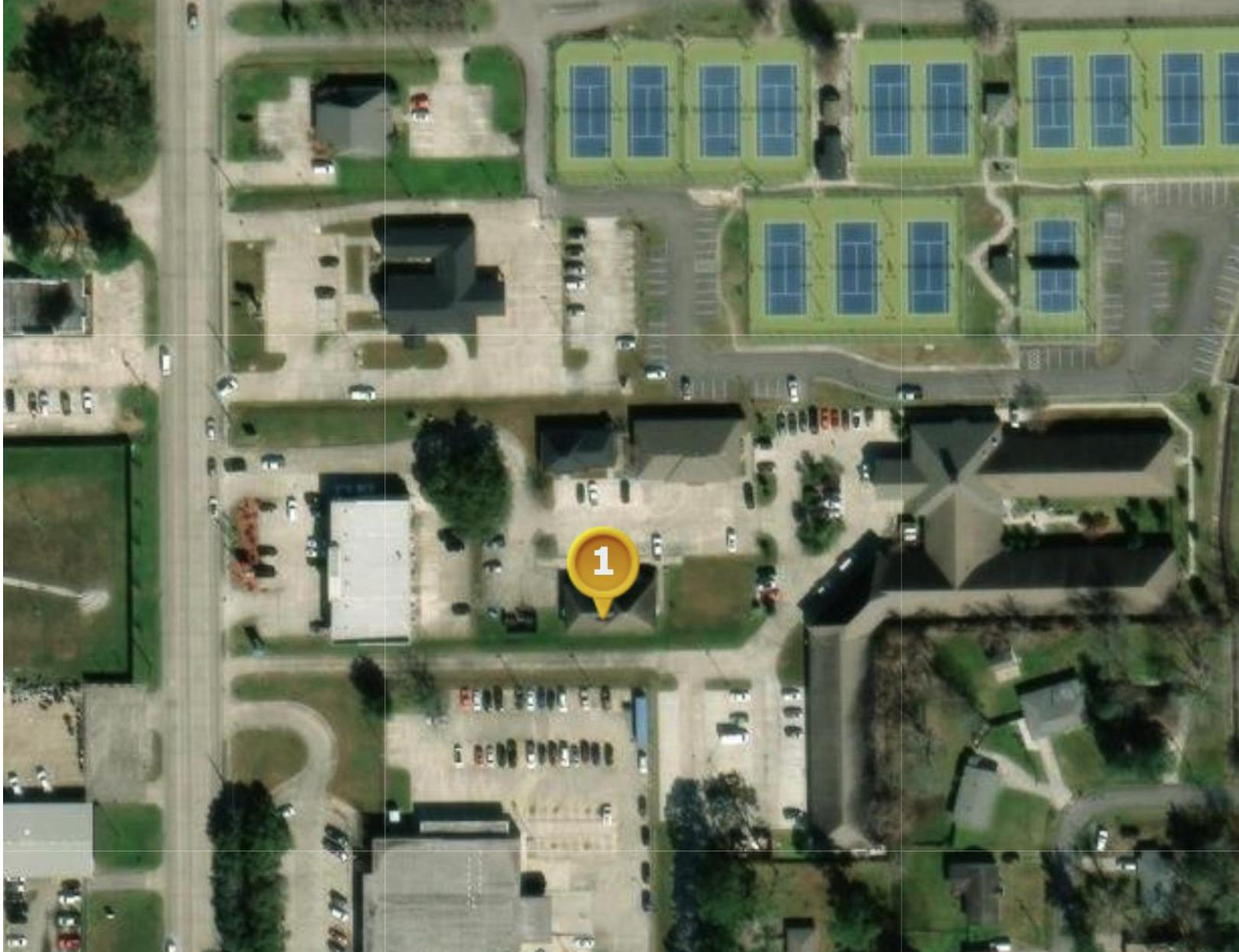


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Flood Map

1532 S Burnside Ave
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Pt. 1 (30.2205, -90.9195)

Community: Gonzales

Effective FIRM (Effective: 8/16/2007)

Flood Zone: X-AREA WITH REDUCED FLOOD
RISK DUE TO LEVEE

FIRM Panel ID: 22005C0110E

FIRM Panel Date: 8/16/2007

Ground Elevation¹: 10.6 ft



Parcel Aerial

1532 S Burnside Ave
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We appreciate the opportunity to work with you. For any follow up questions or feedback:

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