



OFFICE BUILDING FOR SALE

Income Producing Investment Opportunity

11736 Newcastle Avenue, Baton Rouge, LA 70816

Presented By:

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PROPERTY DESCRIPTION

This dual-building office complex offers a stable investment opportunity, positioned in a high-traffic area in one of Baton Rouge's busiest business corridors. With both buildings fully leased, the property delivers a reliable 8.38% capitalization rate.

Key Features:

- **Dual Access:** Located with entrances on both Newcastle Ave and S Sherwood Forest, directly behind the former Hancock Whitney Bank.
- **Fully Leased:** Two buildings totaling 5,630 square feet, currently 100% leased with a mix of a law firm and four additional tenants across various suites.
- **Suite Sizes:** Building 1 is occupied by a single law firm with 2,815 sq ft of space. Building 2 is divided into three suites measuring 806 sq ft, 935 sq ft, and 1074 sq ft.
- **Location:** Situated at the busy intersection of S Sherwood Forest and Newcastle with controlled traffic light access.
- **Traffic Counts:** Approximately 30,000+ vehicles per day on S Sherwood and 3,900+ on Newcastle Ave.
- **Lot Size:** The property encompasses a total area of 47,480 sq ft (1.09 acres).
- **Transport Access:** Close proximity to I-12, Airline Hwy, and Coursey Blvd.

OFFERING SUMMARY

Sale Price:	\$520,000
Number of Units:	4
Lot Size:	1.09 Acres
Building Size:	5,630 SF
Cap Rate:	8.7%

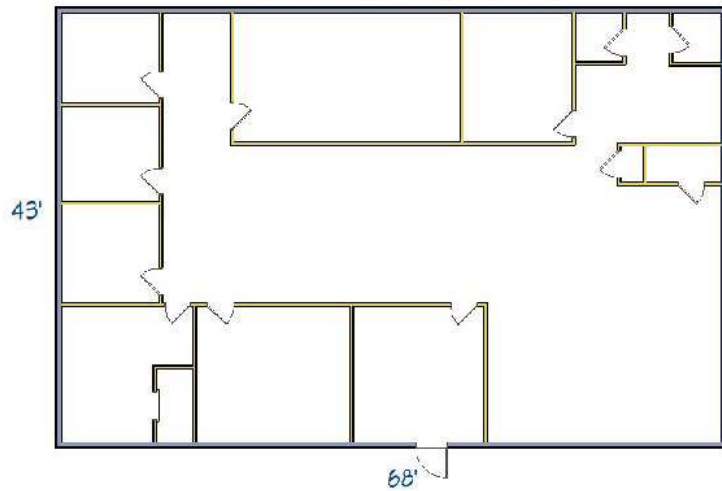
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	1,093	6,058
Total Population	530	2,174	12,325
Average HH Income	\$70,255	\$65,673	\$62,497

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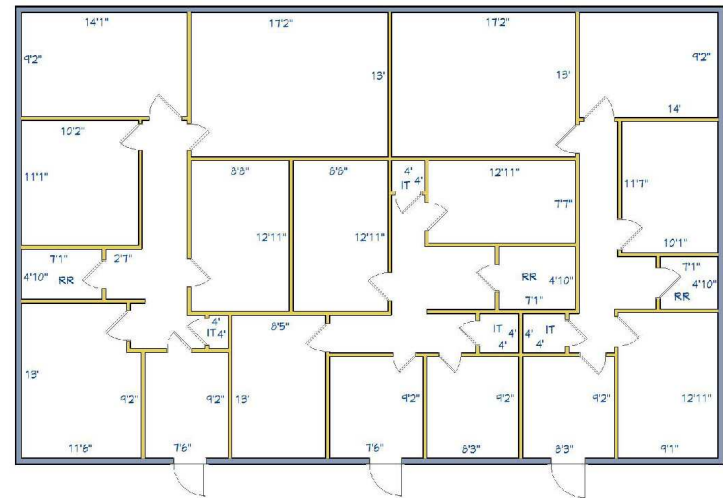


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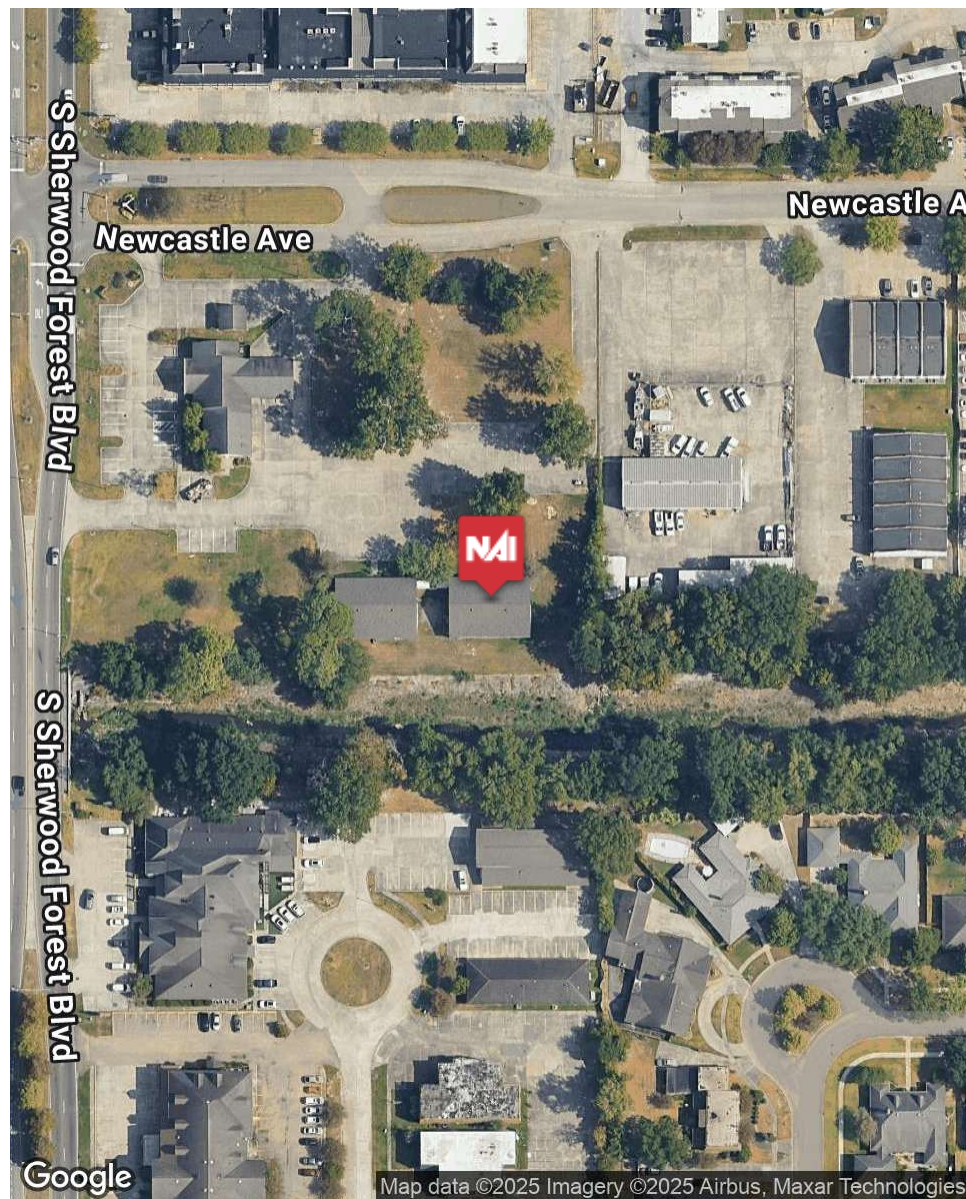
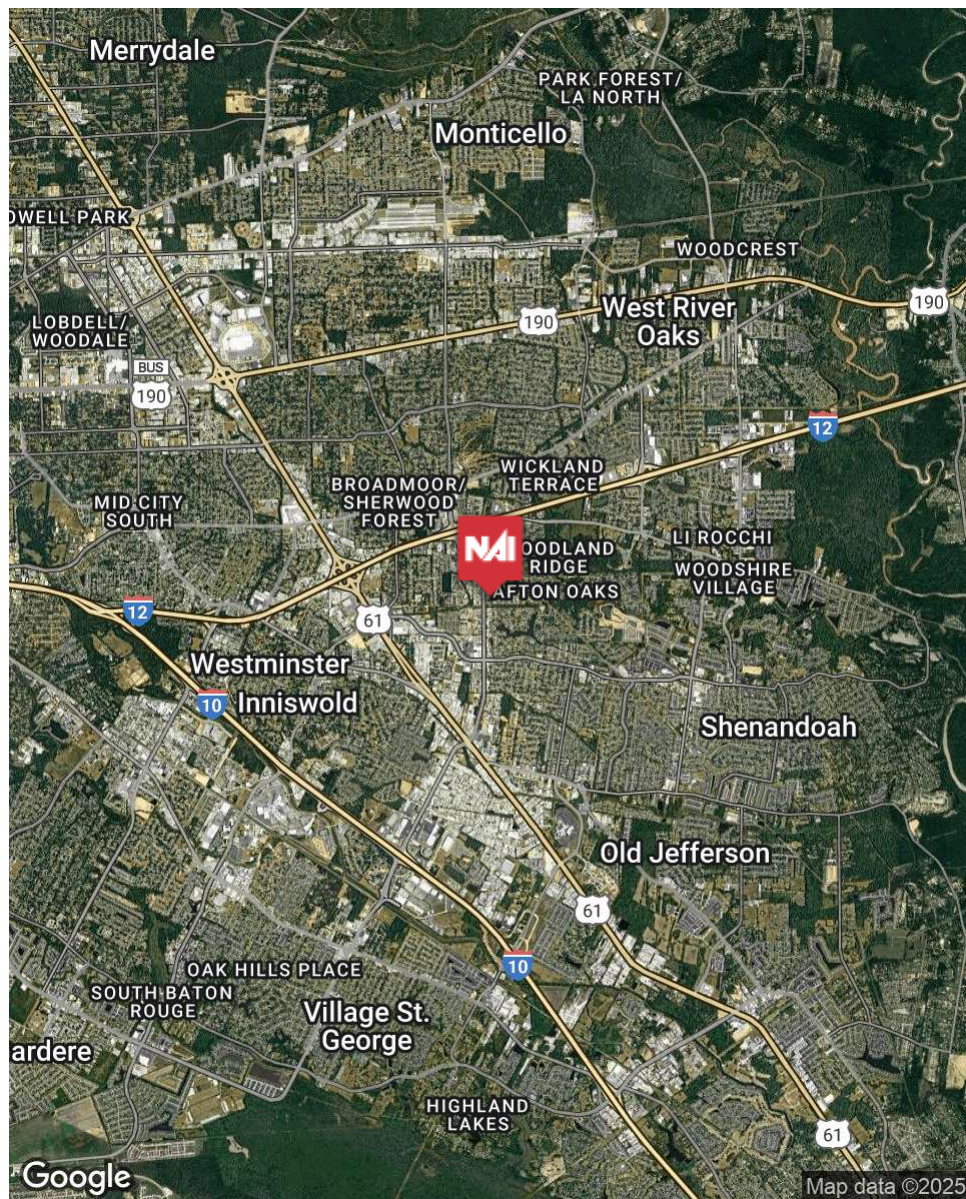
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