

SALE

RIVERSIDE DRIVE OFFICE BUILDING

71677 Riverside Drive Covington, LA 70433



PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Covington, LA: a renovated 7,200 SF office building, meticulously updated in 2022. This immaculate property, zoned HC-2, offers a versatile space designed to suit the needs of modern businesses. With 1 unit available, this property presents a compelling opportunity for Office / Office Building investors seeking a strategic foothold in the dynamic Northshore area. Boasting a well-maintained exterior and thoughtfully designed interior, this property is positioned to accommodate a range of professional endeavors and offers an exceptional canvas for realizing ambitious commercial visions.

PROPERTY HIGHLIGHTS

- 7,200 SF renovated office building
- Zoned HC-2 for versatile commercial use
- Modernized in 2022 for contemporary appeal
- Flexibility of 1 or 2 available units
- Strategic location in the vibrant Northshore area

OFFERING SUMMARY

Sale Price:	\$1,999,000
Number of Units:	1
Lot Size:	39,400 SF
Building Size:	7,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	201	1,107
Total Population	78	460	2,498
Average HH Income	\$161,831	\$133,860	\$110,380

Ron Patron
(504) 566-1777

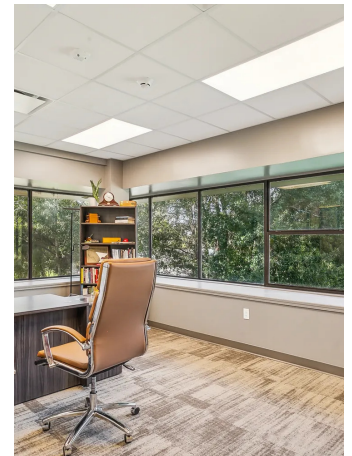
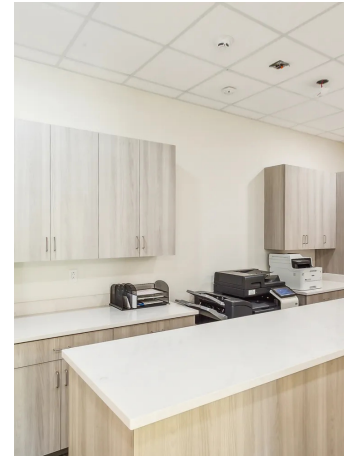
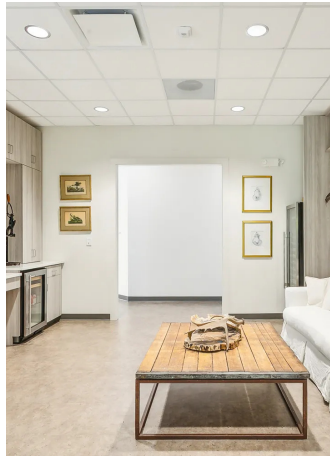


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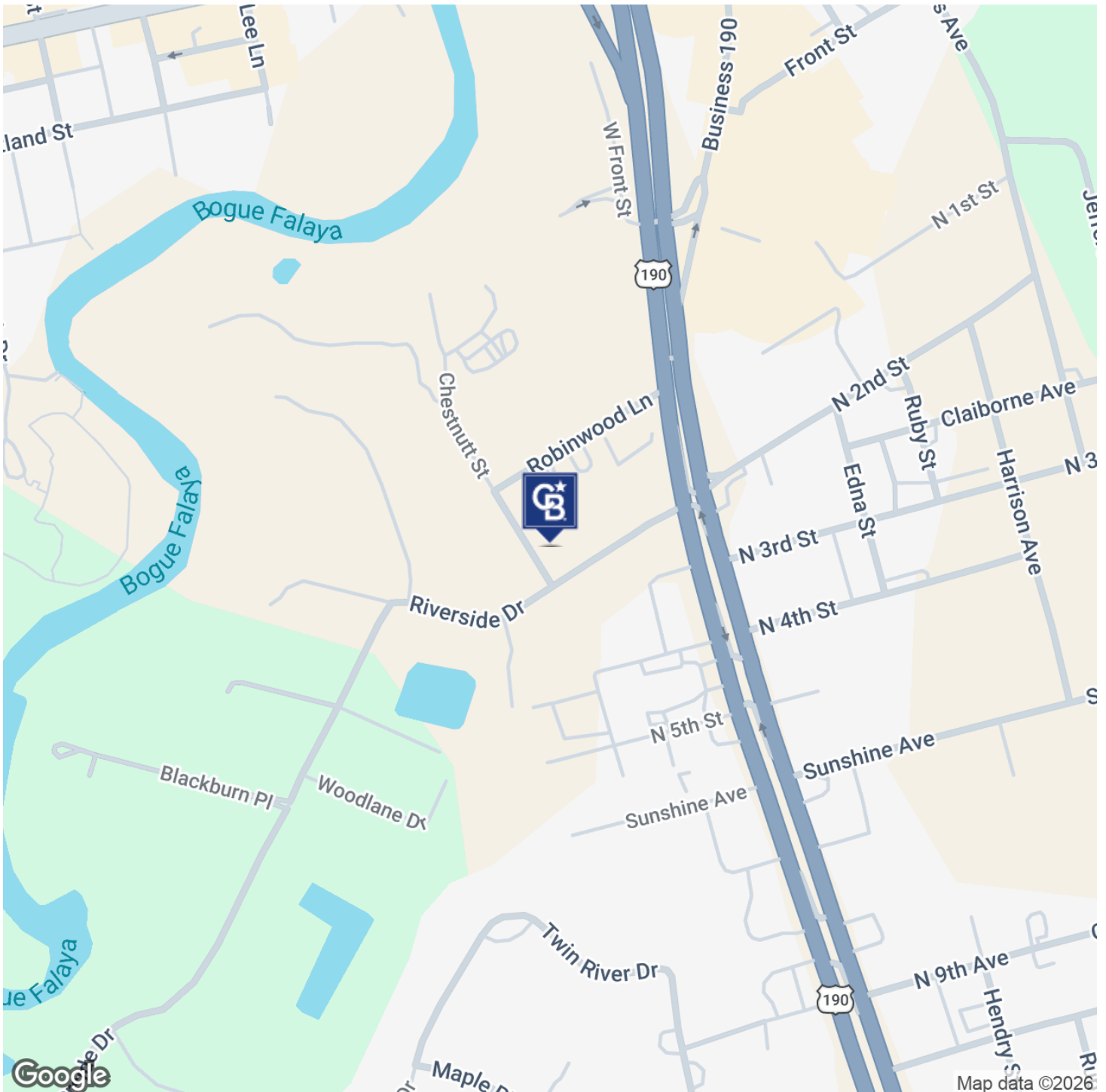


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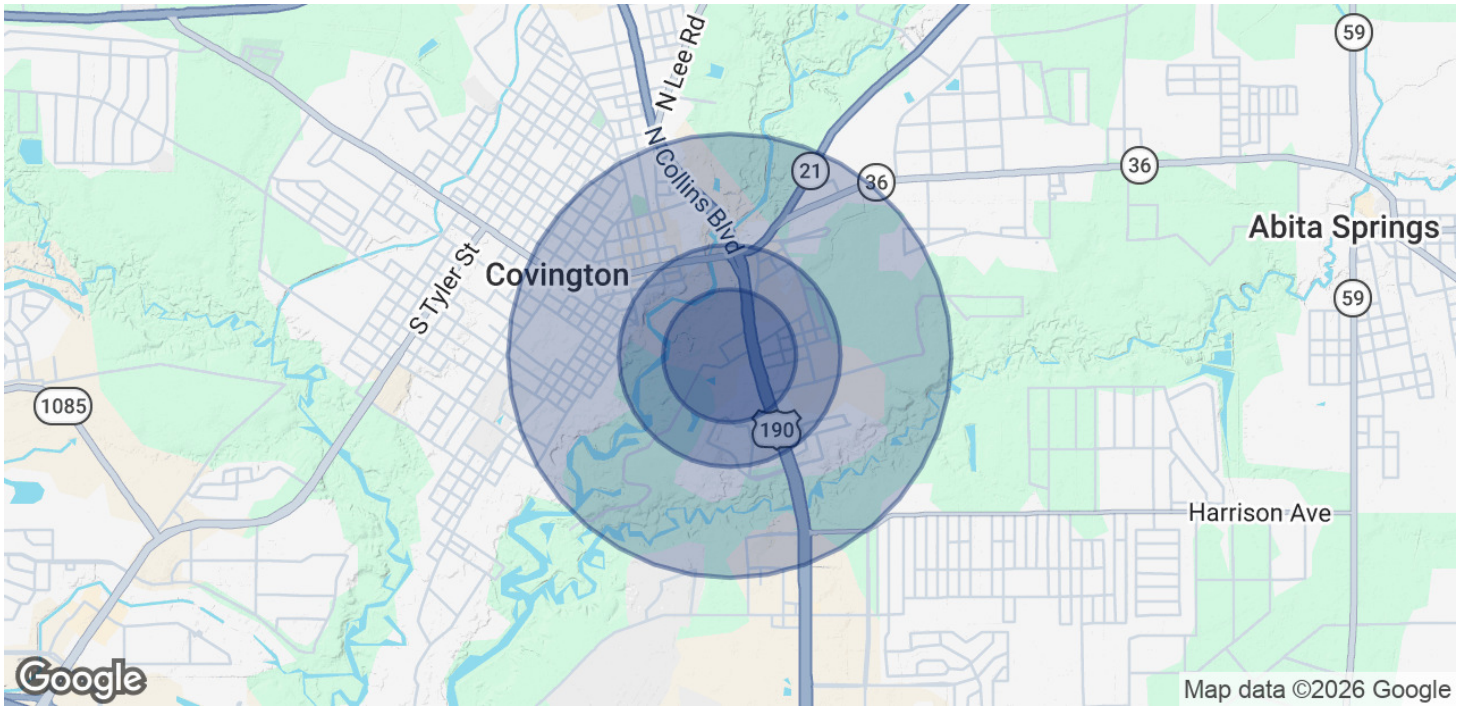


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	78	460	2,498
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	201	1,107
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$161,831	\$133,860	\$110,380
Average House Value	\$581,737	\$588,142	\$571,860

2020 American Community Survey (ACS)

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