

SALE

RIVERSIDE DRIVE OFFICE BUILDING

71677 Riverside Drive Covington, LA 70433



SALE PRICE

\$1,999,000

Ron Patron
(504) 566-1777

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COLDWELL BANKER
COMMERCIAL
TEC

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WHY COLDWELL BANKER COMMERCIAL TEC

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.



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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

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LOCATION DESCRIPTION

Discover the vibrant Northshore market surrounding the property located in Covington, LA. This burgeoning area offers a prime location for Office / Office Building investors and tenants alike. Situated in close proximity to the charming downtown Covington, residents and visitors can enjoy a mix of diverse shops, local cafes, and inviting art galleries. The area is also known for its beautiful green spaces, including the Bogue Falaya Park and the scenic Tammany Trace trail. Additionally, the property is conveniently in an enticing mix of culture and leisure for those looking to settle in this dynamic locale.

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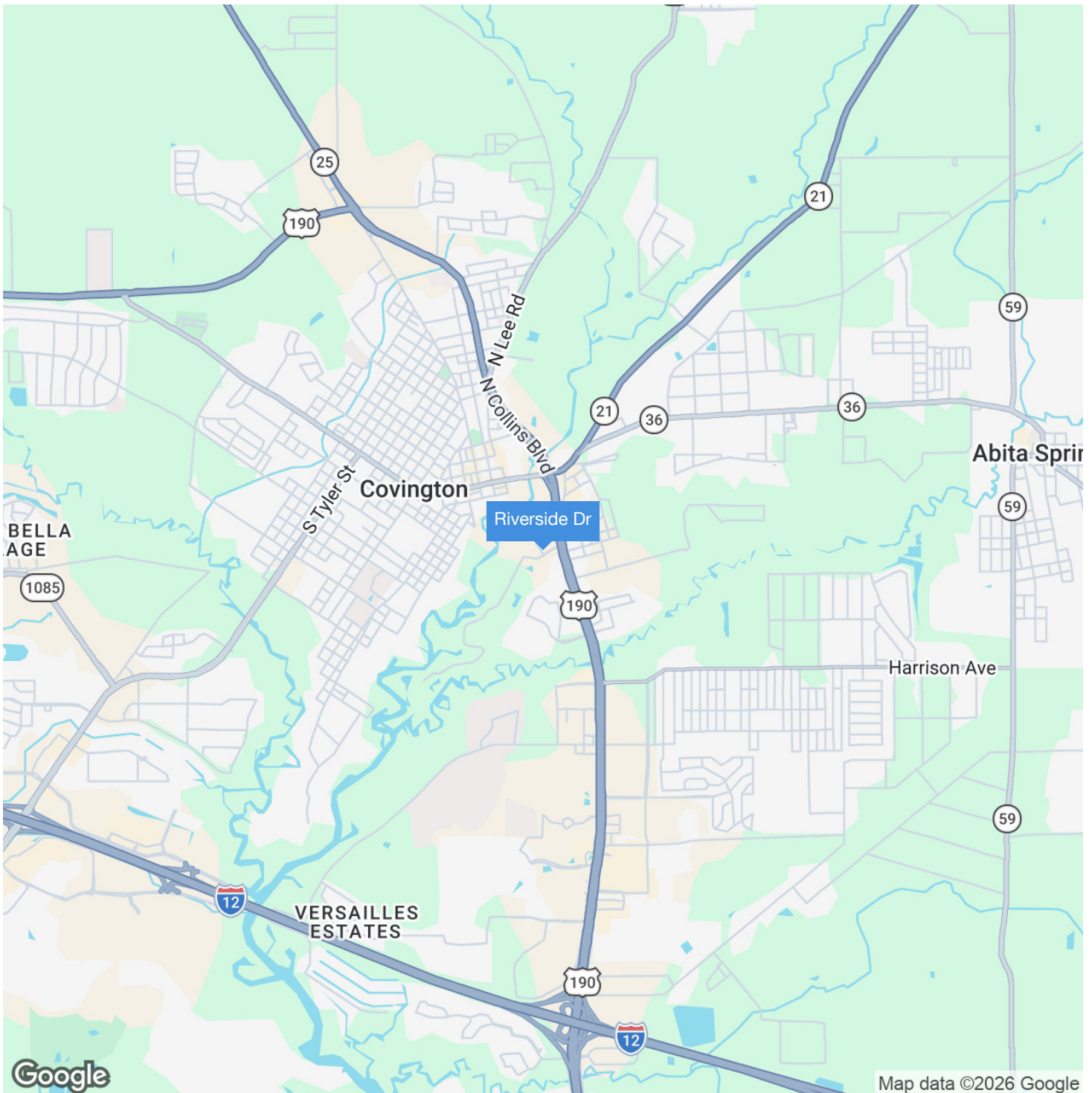


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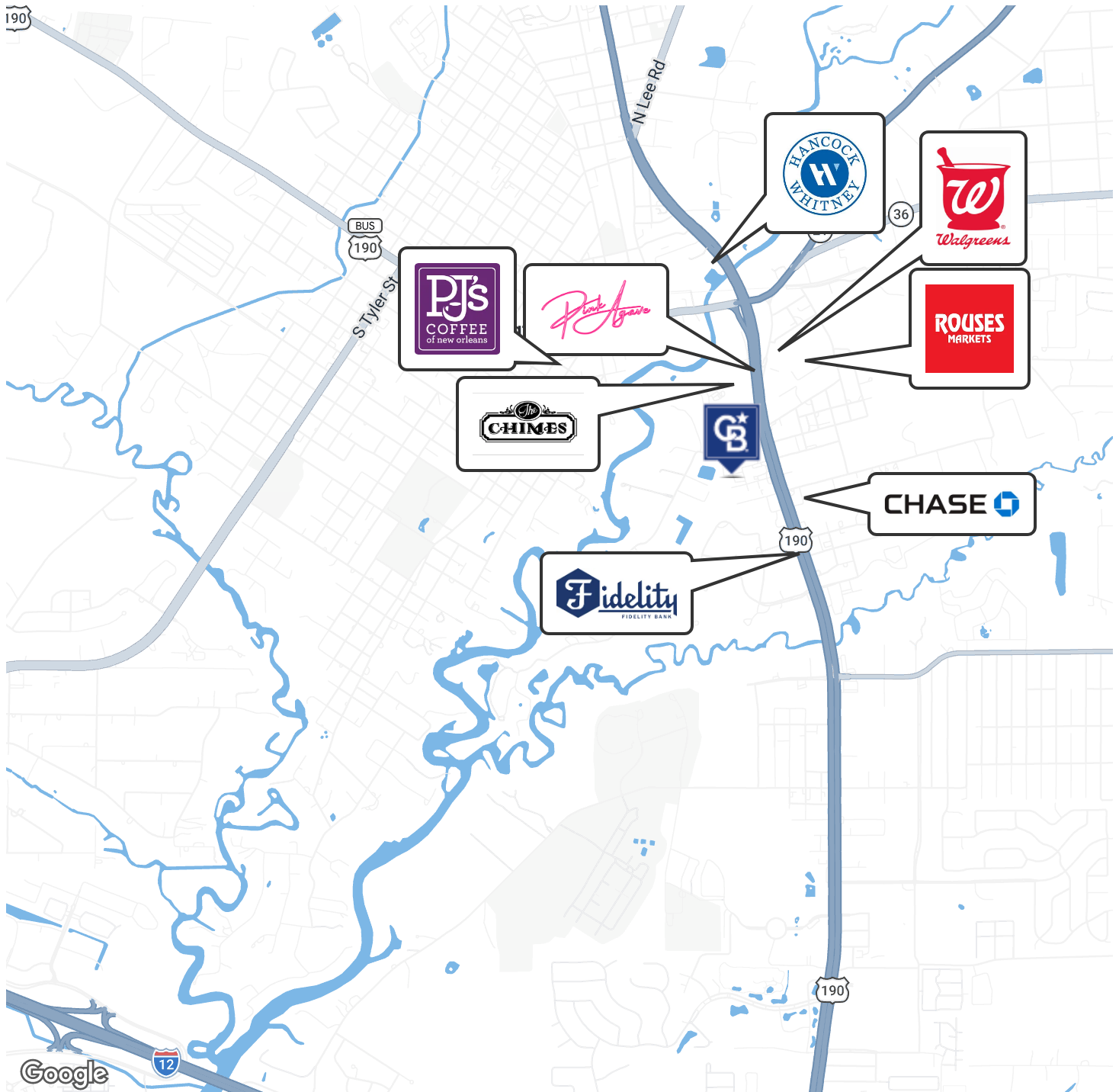


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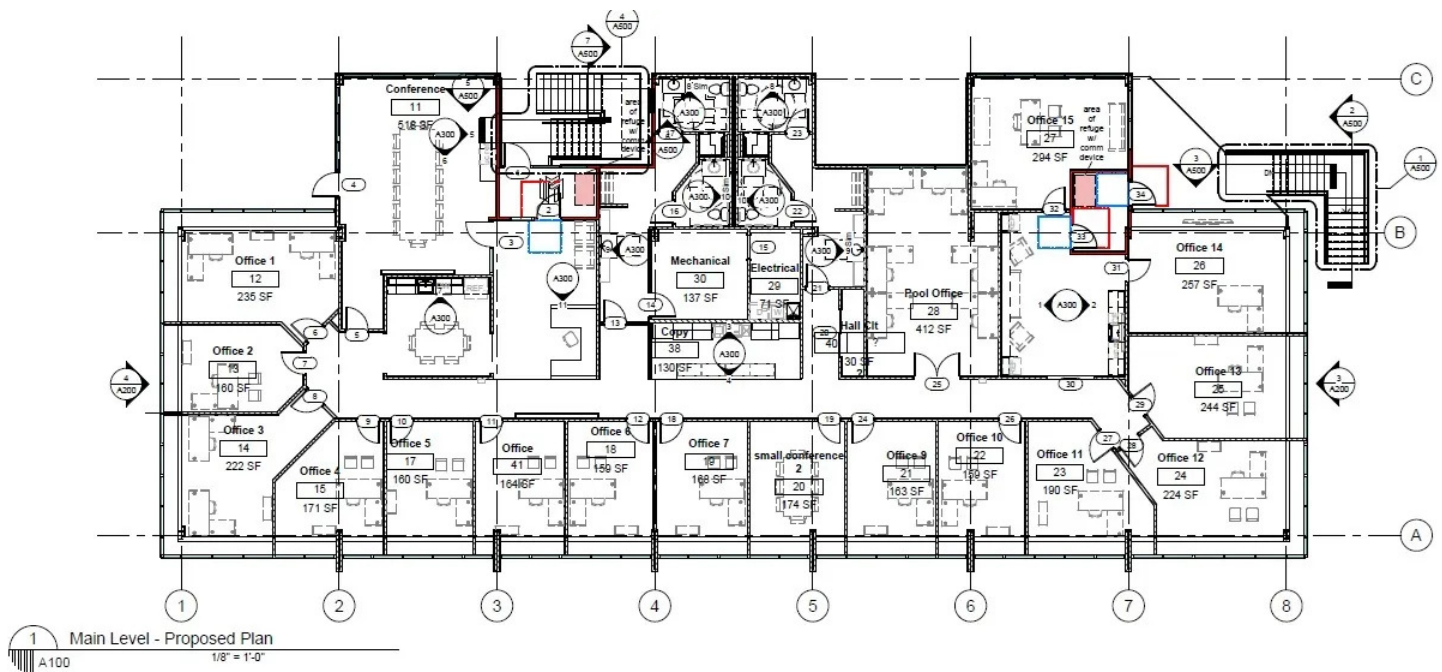


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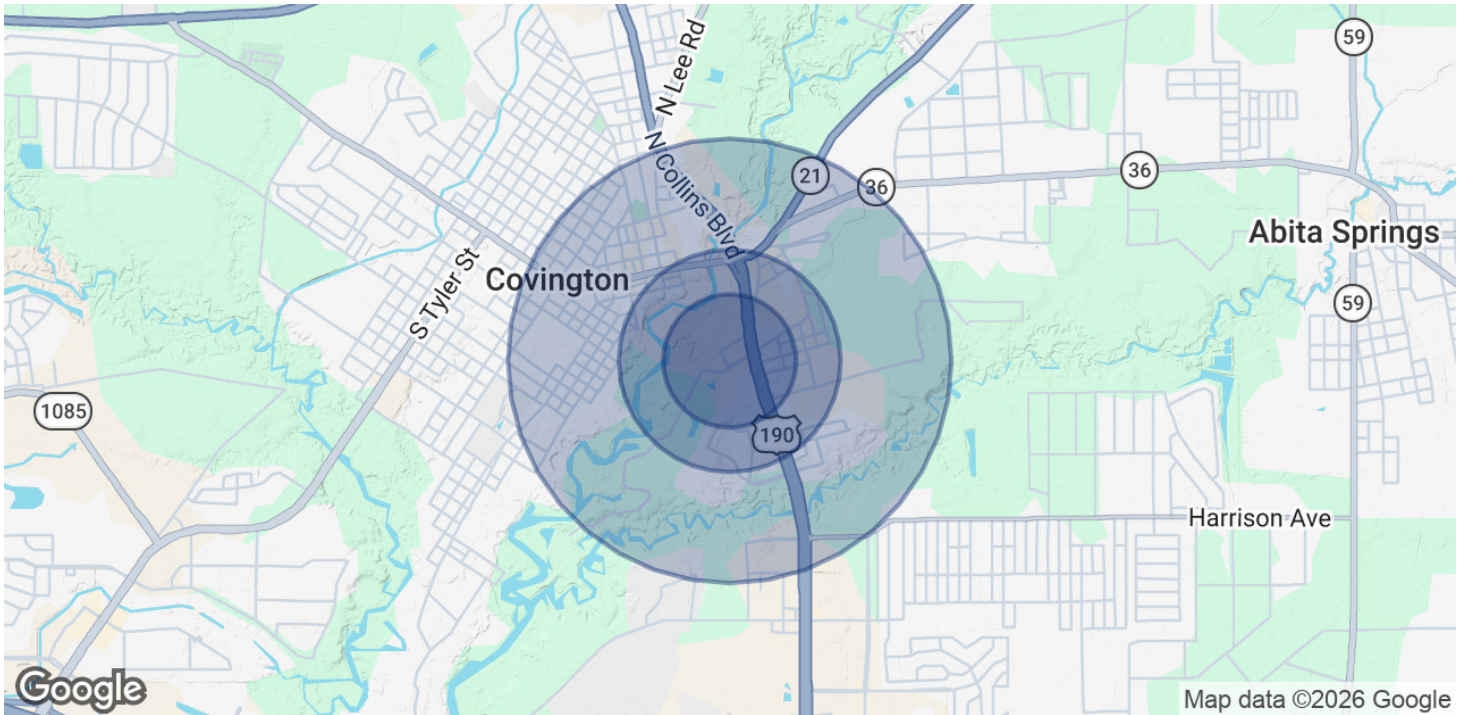
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POPULATION

	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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RON PATRON

Commercial Division Manager

ron.patron@cbtec.com

Direct: (504) 566-1777

PROFESSIONAL BACKGROUND

Awards

2021 Mentor-Protege of the Year

2021, 2022, 2023 Circle of Distinction

2021, 2022, 2023 Broker of the Year- Special Purpose

2021, 2022, 2023 Number One CB Salesperson in the State of Louisiana

Ron Patron began his career in accounting and finance working with Harrah's and The Riley Group. In 2012 he purchased SEC Wholesale, a construction and oil and gas supplier, and was quickly grew his company three fold in two years time. Ron sold his company and began his work with Coldwell Banker Commercial focusing on Industrial Properties in southern Louisiana. He received his Accounting degree from LSU and his MBA in Finance from Tulane University. He is an active member of the community serving Boys Hope Girls Hope and currently serves on the Commercial Investment Division (CID) Board of Directors.

Ron is a leading real estate salesperson in Southern Louisiana, renowned for his exceptional ability to connect buyers and sellers in a dynamic market. With a remarkable track record of over \$60 million in sales, Ron has become a trusted name in the industry, known for his integrity, dedication, and deep knowledge of the local real estate landscape.

With a commitment to excellence and a passion for real estate, Ron Patron continues to lead the way in the Southern Louisiana market. His impressive sales achievements, coupled with his dedication to his clients and community, make him a standout professional in the real estate industry. As he looks to the future, Ron remains focused on growth and innovation, ensuring that his clients receive the highest level of service in their real estate journeys.

EDUCATION

Louisiana State University- Bachelor of Arts in Accounting

Tulane University- MBA in Finance

MEMBERSHIPS

TEC

4500 Magazine Street Suite 2

New Orleans, LA 70115

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