



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

OUTDOOR EQUIPMENT DEALER (REAL ESTATE & BUSINESS)

22680 LA-1032, DENHAM SPRINGS, LA 70726

FOR SALE

\$1,645,000



OFFERING SUMMARY

Sale Price:	\$1,645,000
Included Buildings (Office, Store, Storage):	5,500 SF
Included Land:	3.73 Acres

PROPERTY HIGHLIGHTS

- Outdoor Equipment Dealer
- Going Concern including approx. 3.73 acres of land plus approx. 5,500 SF of Real Estate \$400,000 (Office, Store, and Storage). Price includes approx. \$800,000 of Parts and Equipment at cost. Excluded from the sale price; existing manufacturer floor plans in place for financed new equipment
- Featured Equipment Lines include: Mahindra, Bad Boy, LS Tractors, Gravelly, Stihl
- The Going Concern is priced at \$1,654,000, a mixture of discretionary cash flows
- 4-H Equipment is located on 4-H Hwy., Denham Springs, Louisiana
- Please do not approach employees. Arrange visit/inspection with Jim Allen, Agent (225) 287-2999, or jim@sr-cre.com
- Real Estate 3.73 Acres with 575' frontage on LA-1032 (4-H Hwy)



JIM ALLEN

Commercial Sales & Leasing
(D)225.287.2999
jim@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

5135 Bluebonnet Boulevard
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225.766.0000 | sauragerotenberg.com

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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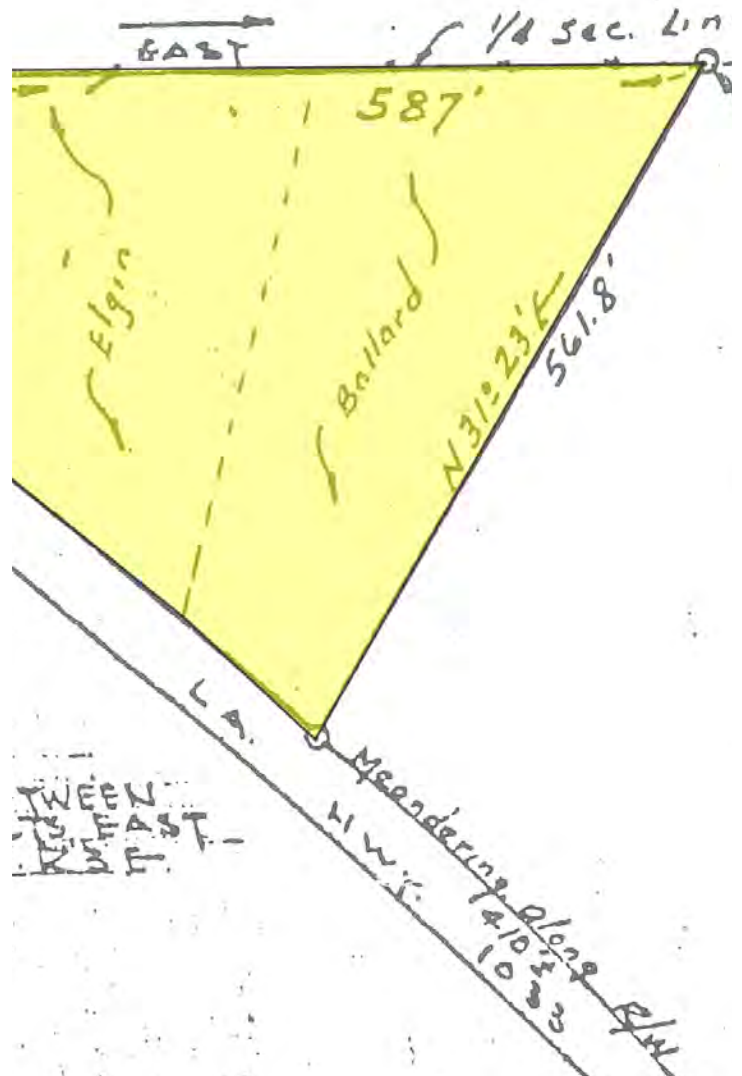
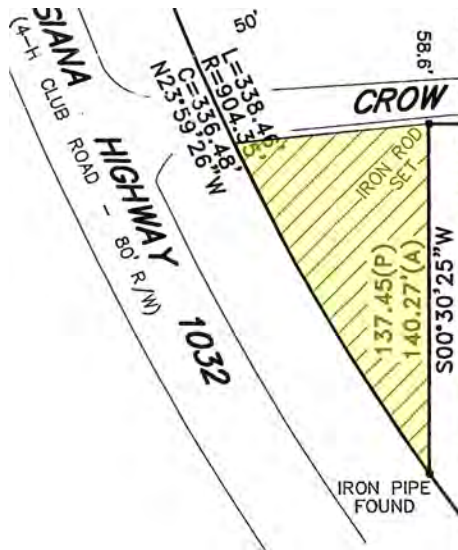
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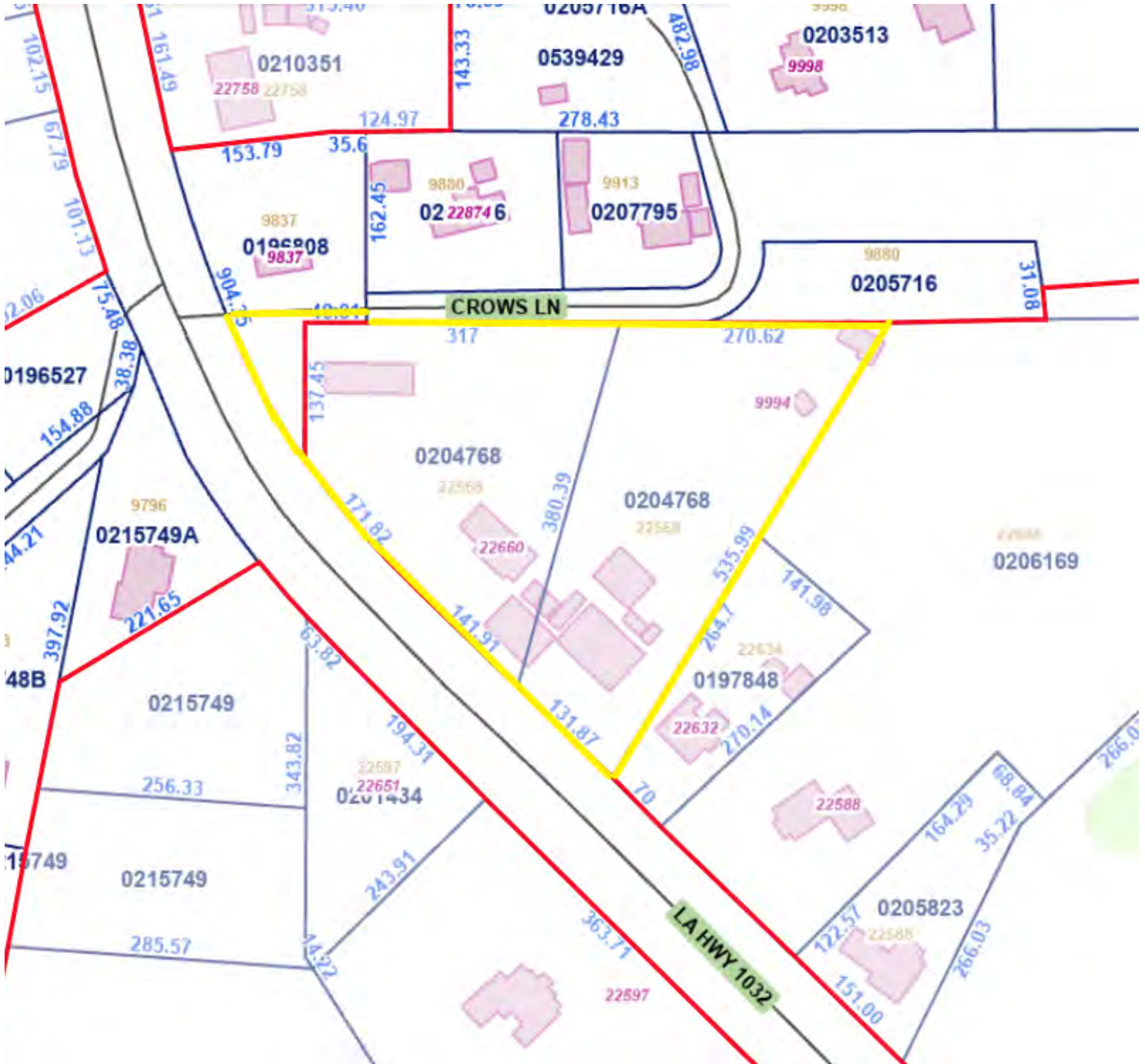
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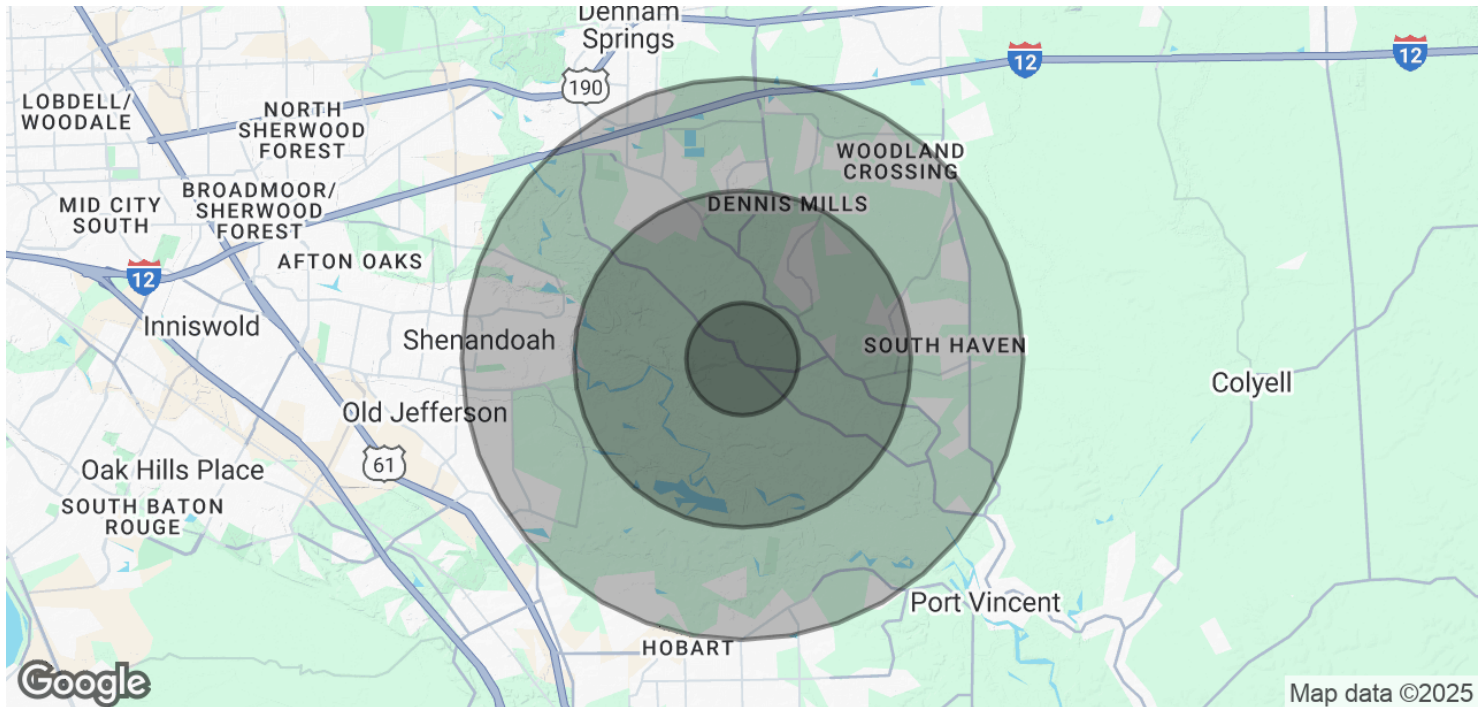
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	357	10,982	52,079
Average Age	39	36	38
Average Age (Male)	38	36	37
Average Age (Female)	39	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	131	3,897	18,928
# Of Persons Per HH	2.7	2.8	2.8
Average HH Income	\$122,220	\$131,353	\$124,274
Average House Value	\$418,686	\$367,553	\$318,667

Demographics data derived from AlphaMap

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