

MID-CITY RETAIL BUILDING WITH AMPLE PARKING

1464 GOVERNMENT ST., BATON ROUGE, LA 70802

4,000 SF | 0.82 ACRE LOT



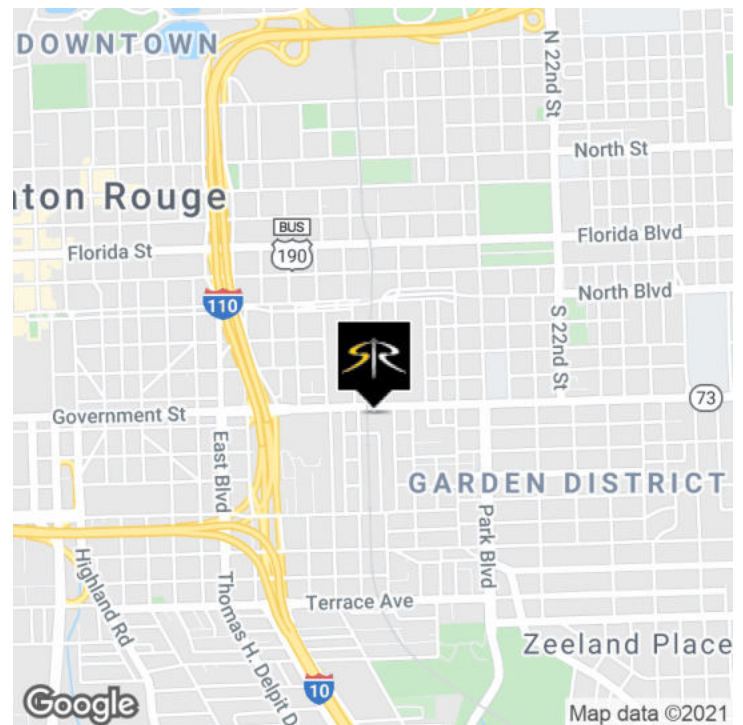
Front Elevation (New Glass Coming Soon)

OFFERING SUMMARY

Sale Price:	\$592,000
Building Size:	4,000 SF
Lot Size:	0.82 Acres
Zoning:	M-1

PROPERTY HIGHLIGHTS

- Unique Commercial Building on Government St. in Mid-City
- Located across from New Mixed-Use Development; Electric Depot
- Solid Masonry Construction 4,000 SF (50'x80') Retail Building
- 119 feet of Frontage & High Visibility
- Large Parking Lot
- Additional Vacant Stabilized Secure Yard in the rear
- Total Lot is (118'8" x 302') 0.823 Acre
- Perfect for a Brewery or Restaurant
- *Located in Opportunity Zone
- ****Also Available for Lease



LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

MID-CITY RETAIL BUILDING WITH AMPLE PARKING

1464 GOVERNMENT ST., BATON ROUGE, LA 70802

4,000 SF | 0.82 ACRE LOT



119' Frontage on Government St.



Solid Masonry Construction



Ample Parking



Secure Stabilized Yard

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com

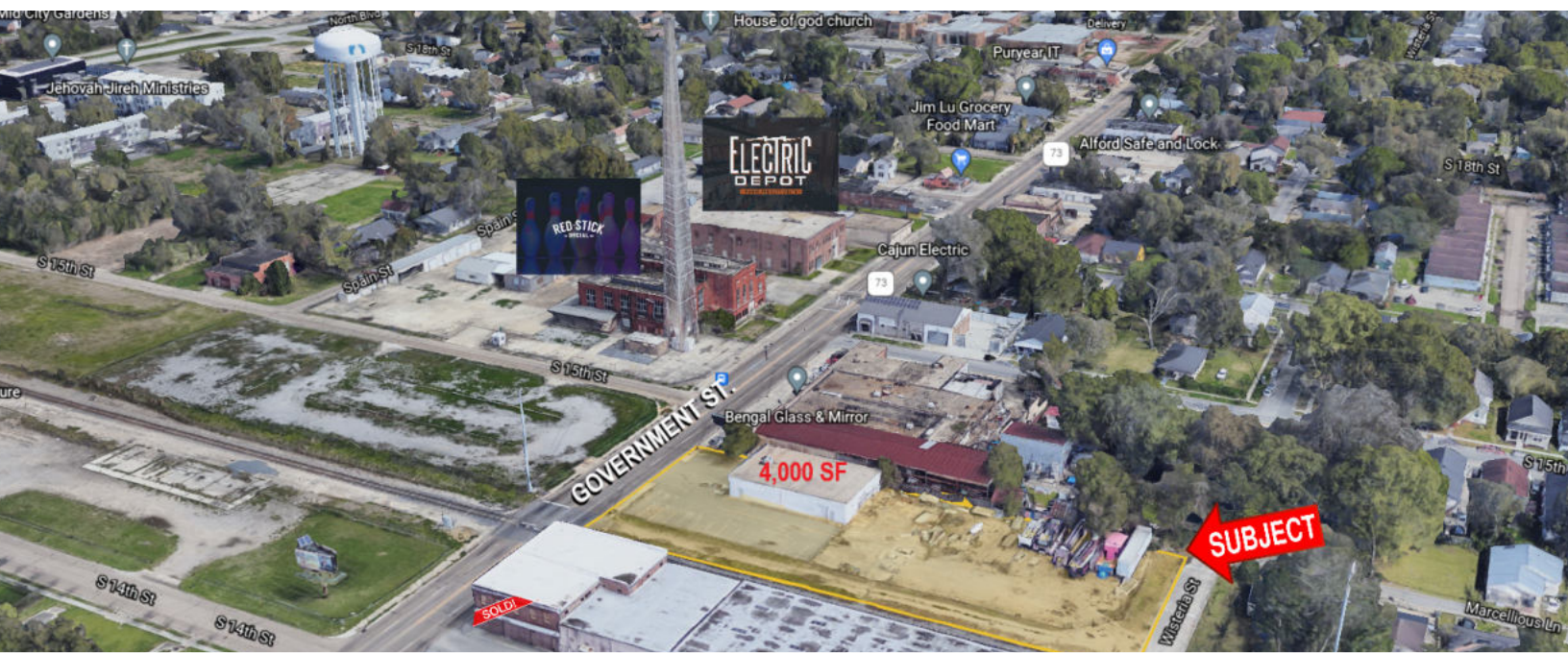
MID-CITY RETAIL BUILDING WITH AMPLE PARKING

1464 GOVERNMENT ST., BATON ROUGE, LA 70802

4,000 SF | 0.82 ACRE LOT



Located directly across from Newly Developed Electric Depot



Secure Stabilized Yard | Ample Parking

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
225.766.0000 | sauragerotenberg.com



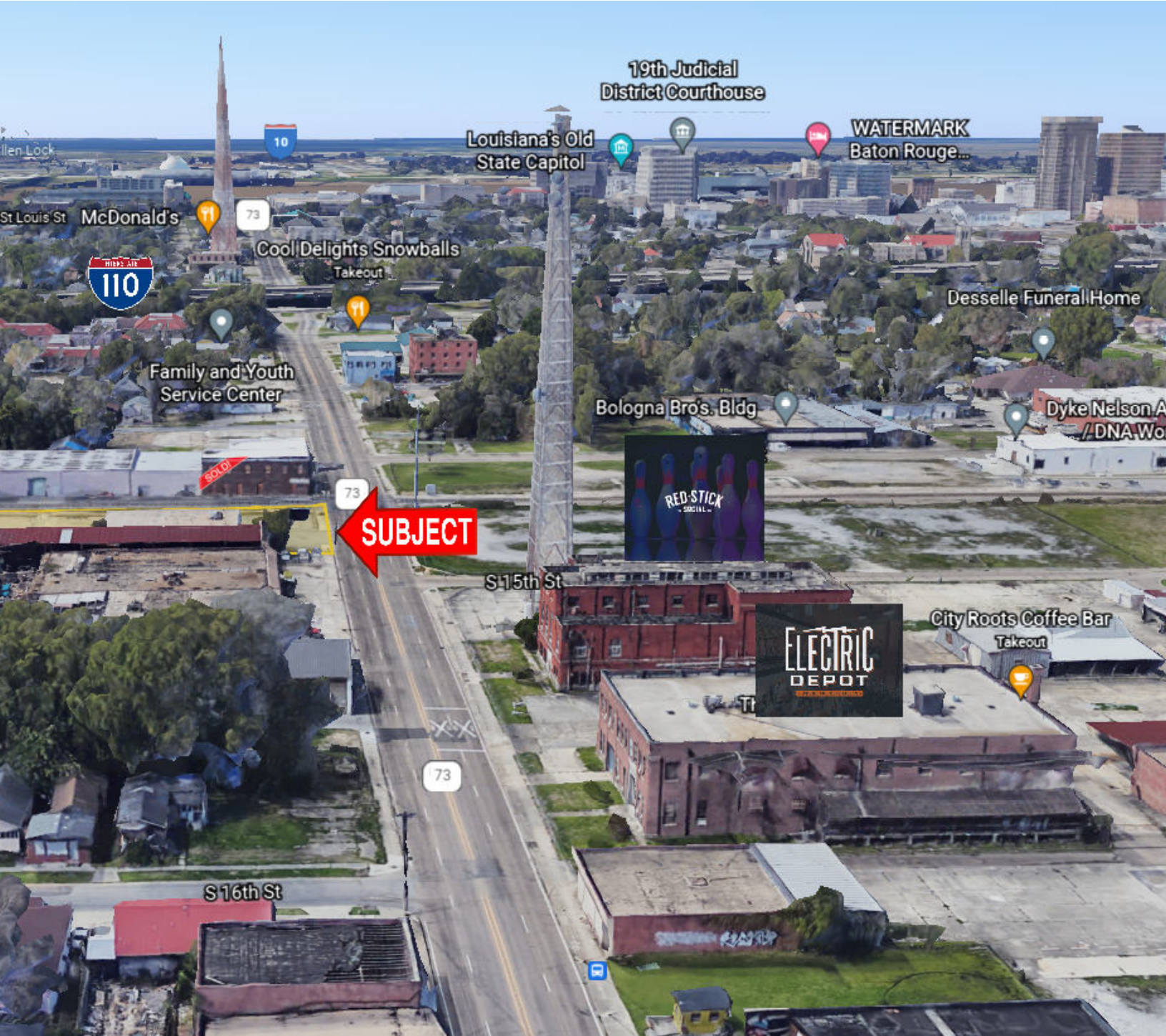
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

MID-CITY RETAIL BUILDING WITH AMPLE PARKING

1464 GOVERNMENT ST., BATON ROUGE, LA 70802

4,000 SF | 0.82 ACRE LOT



LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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.px



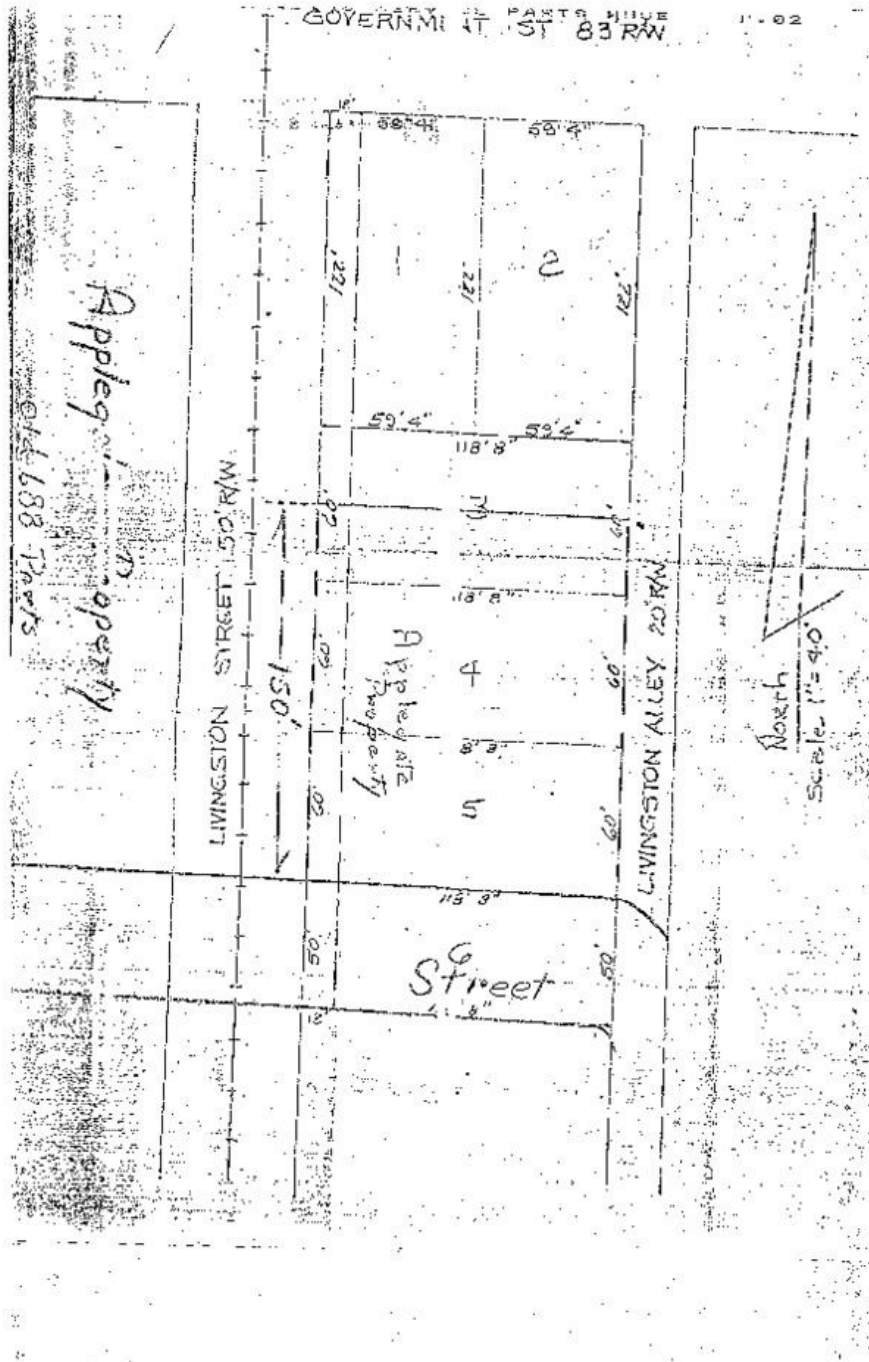
SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

SURVEY

MID-CITY RETAIL BUILDING WITH AMPLE PARKING

1464 GOVERNMENT ST., BATON ROUGE, LA 70802

4,000 SF | 0.82 ACRE LOT



Survey

LAUREN BUCKHOLTZ, MBA
Commercial Sales & Leasing
(D)225.326.3893
lauren@sr-cre.com

MATTHEW SHIRLEY
Associate Broker
(D)225.907.5214
matthew@sr-cre.com

SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC
5135 Bluebonnet Boulevard
Baton Rouge, LA 70809
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. px