

### **Danny L. Watts**

Office: 225-926-4481 Direct: 225-329-0280 dwatts@stirlingprop.com

# Free Standing Concrete Building

12147 Coursey Boulevard, Baton Rouge, LA

## For Sale

## **Property Highlights**

- 7,750 Sq.Ft. (3,750 Sq.Ft. first floor and 4,000 Sq.Ft. second floor)
- · Sufficient on site concrete parking
- Solid precast concrete construction; Clear span on each floor though currently builtout
- ±200 Sq.Ft vault with fireproof door
- 11.5' clear ceiling height on each floor
- Excellent visibility
- · Centrally located
- Some owner financing possible

#### **Lot Size**

±0.428 Acres

### **Building Size**

• 7,750 SF

## **Road Frontage**

Avg. HH Income

• 120.66'

## Sale Price

\$80,733

• \$700,000.00

#### **Traffic Counts (ADT 2018)**

- Coursey Boulevard: 34,118
- Sherwood Forest Blvd: 27,186

\$87,400

## 2019 Demographics 1 mi. 3 mi. 5 mi. Population 11,467 76,359 160,842

\$73,717





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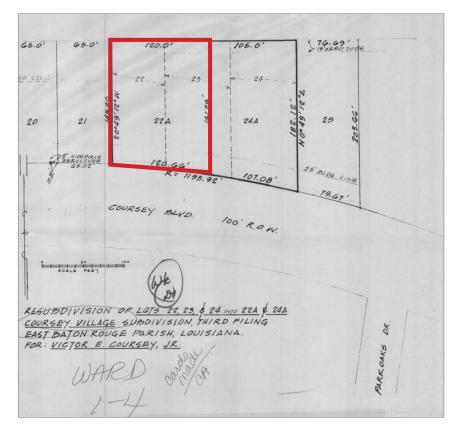
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## **Zoning Map**



#### Site Plan



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