

For Sale

Office Building

\$425,000



4626 Jamestown Ave

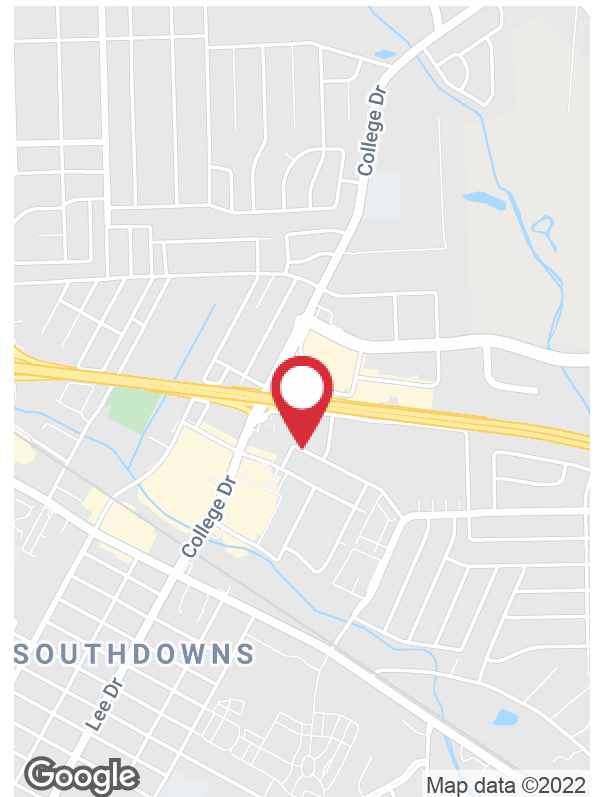
Baton Rouge, Louisiana 70808

Property Highlights

- Great Opportunity For Investor or Owner-Occupant
- +/- 6,600 SF
- Did Not Flood in 2016 or 2020
- Quick Access to I-10
- Ample Parking

Sale Price

\$425,000



CALL OR EMAIL FOR MORE INFORMATION

For more information

Erin Caballero, CCIM

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1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
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January 26, 2022



SALE PRICE: **\$425,000**

PRICE PSF: **\$64.39/SF**

LOT SIZE: **0.35 Acres**

BUILDING SIZE: **6,600 SF**

BUILDING CLASS: **B**

ZONING: **C-AB-1**

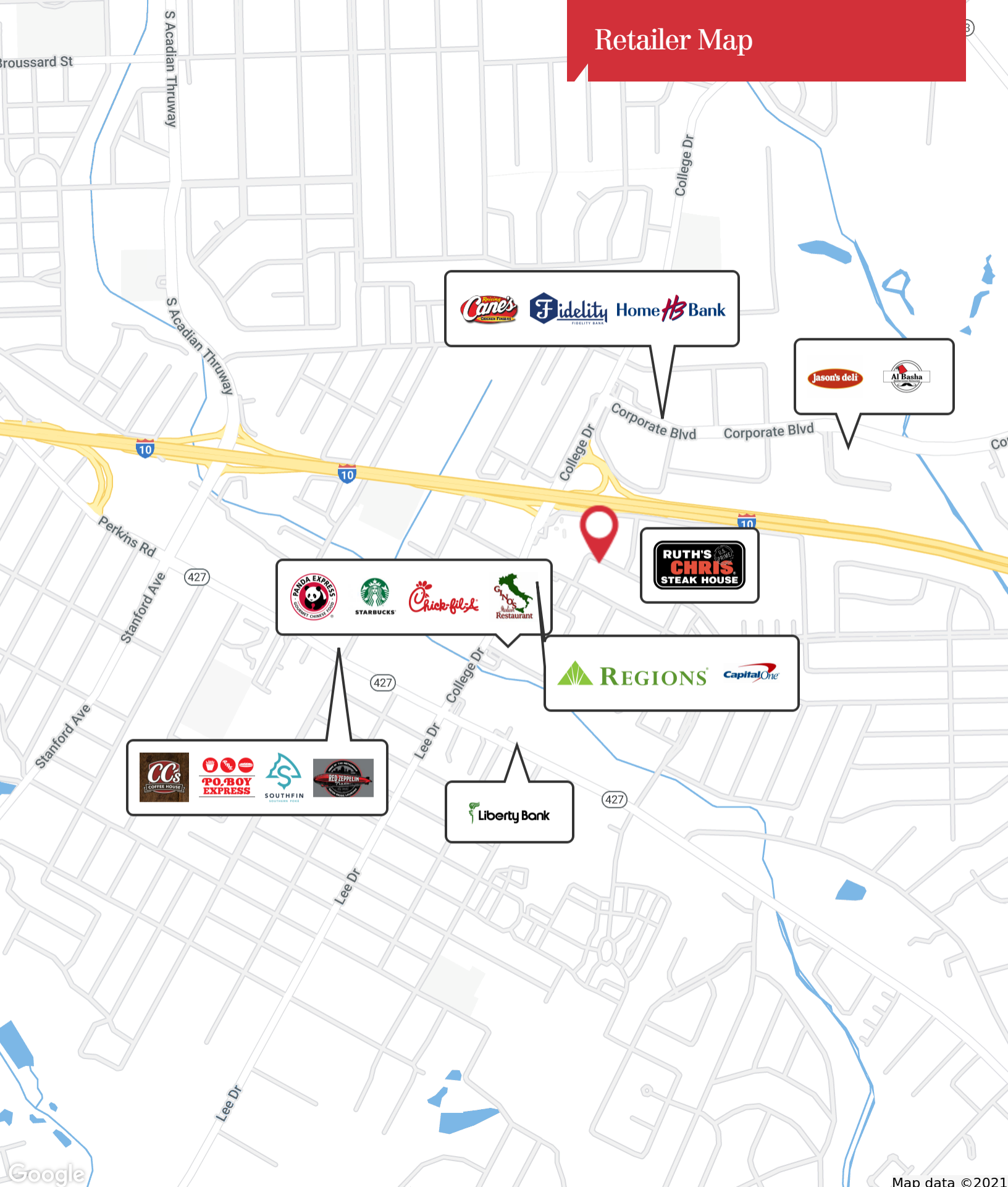
Property Overview

Two story office building with shared common area of kitchen and bathrooms. Great opportunity for owner-occupant with income from other tenants. The exact square footage of the building is subject to review of a professional survey. Only one vacant suite left in the building.

Location Overview

The subject property is centrally located off of I-10 and College Drive within the College-Acadian sub-market. The building is directly off Jamestown Ave and has quick access to Constitution Ave. College Dr offers a wide variety of grocers, restaurants, banks, and gas stations.

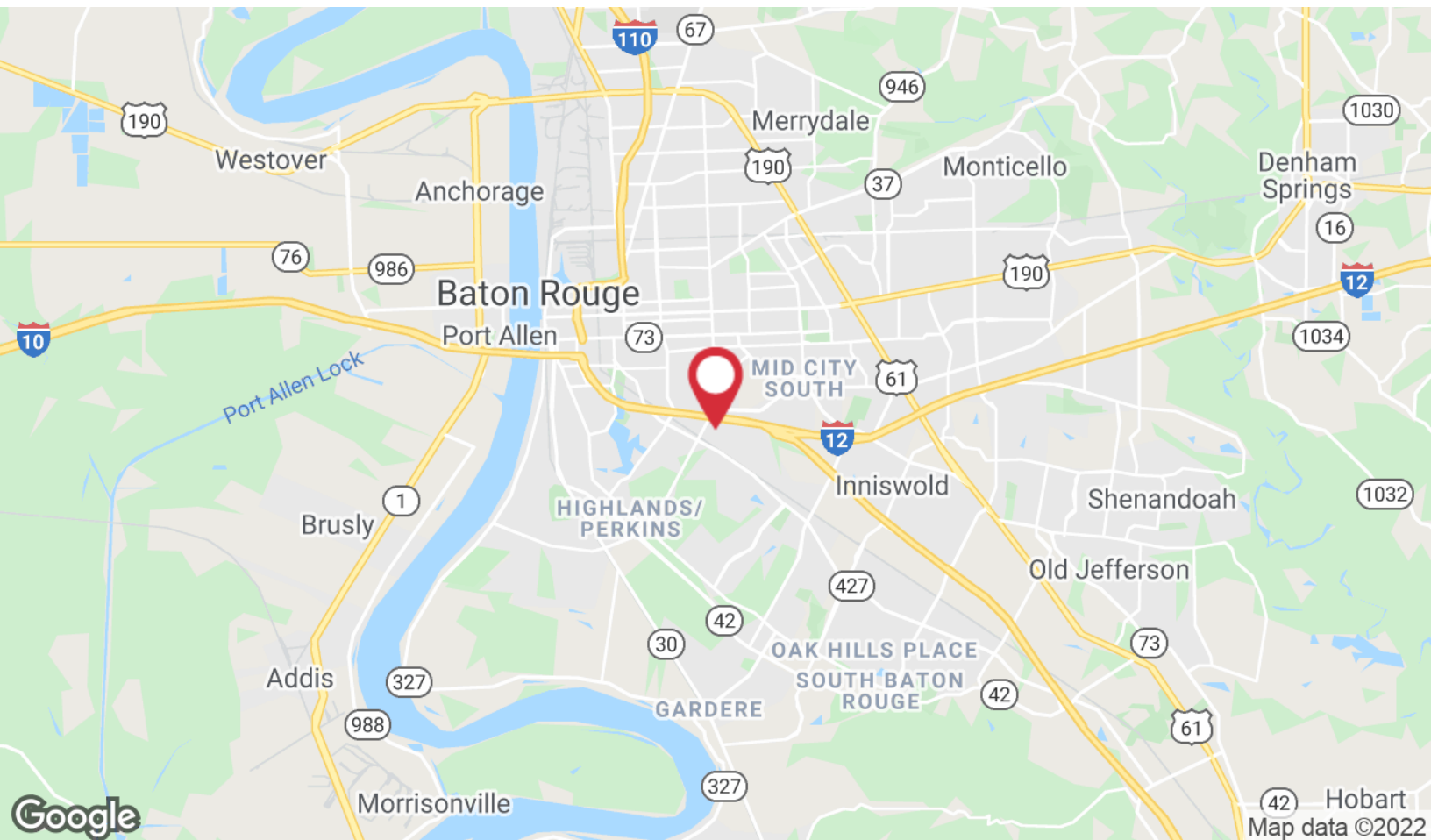
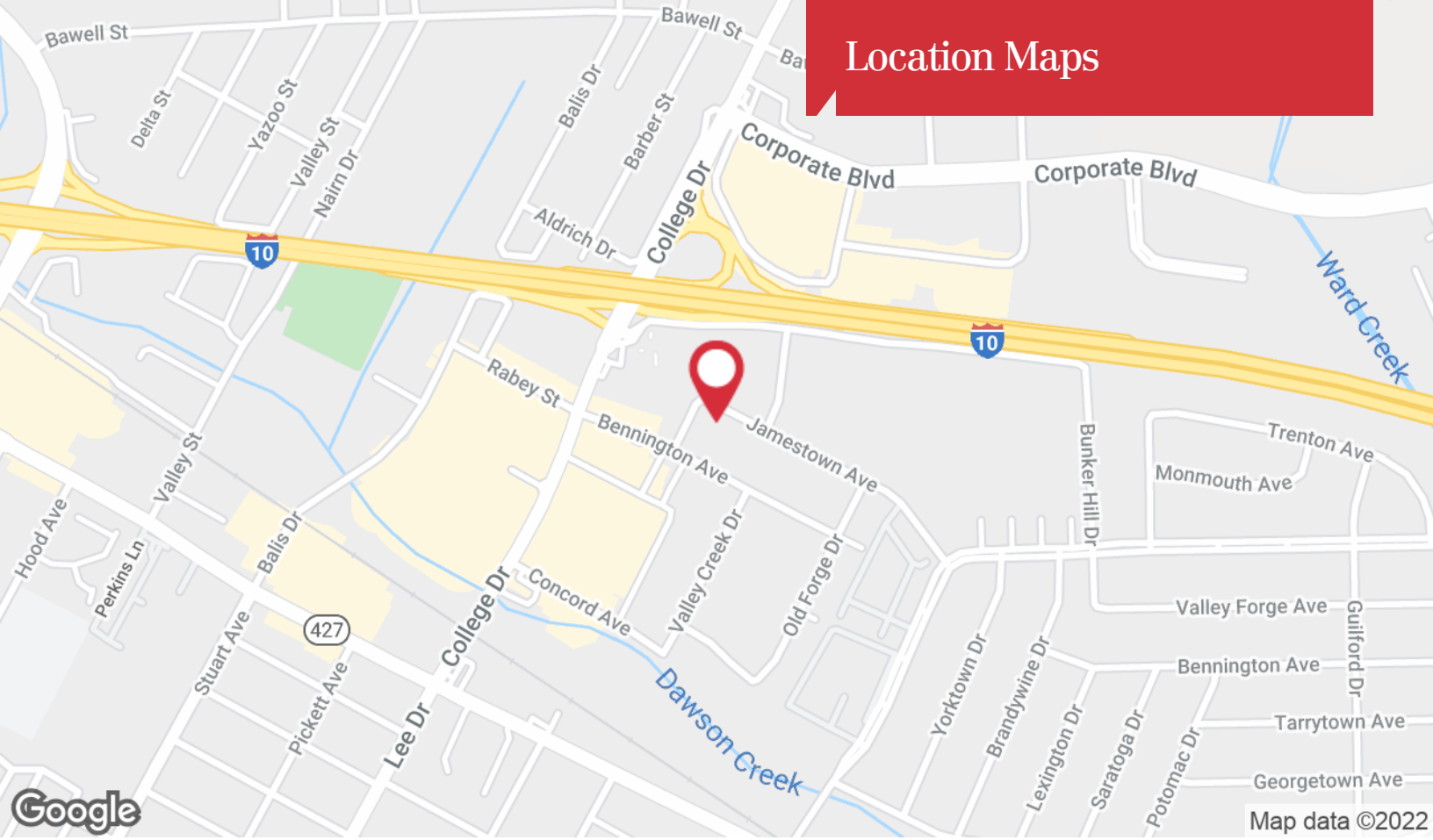
Retailer Map



Map data ©2021

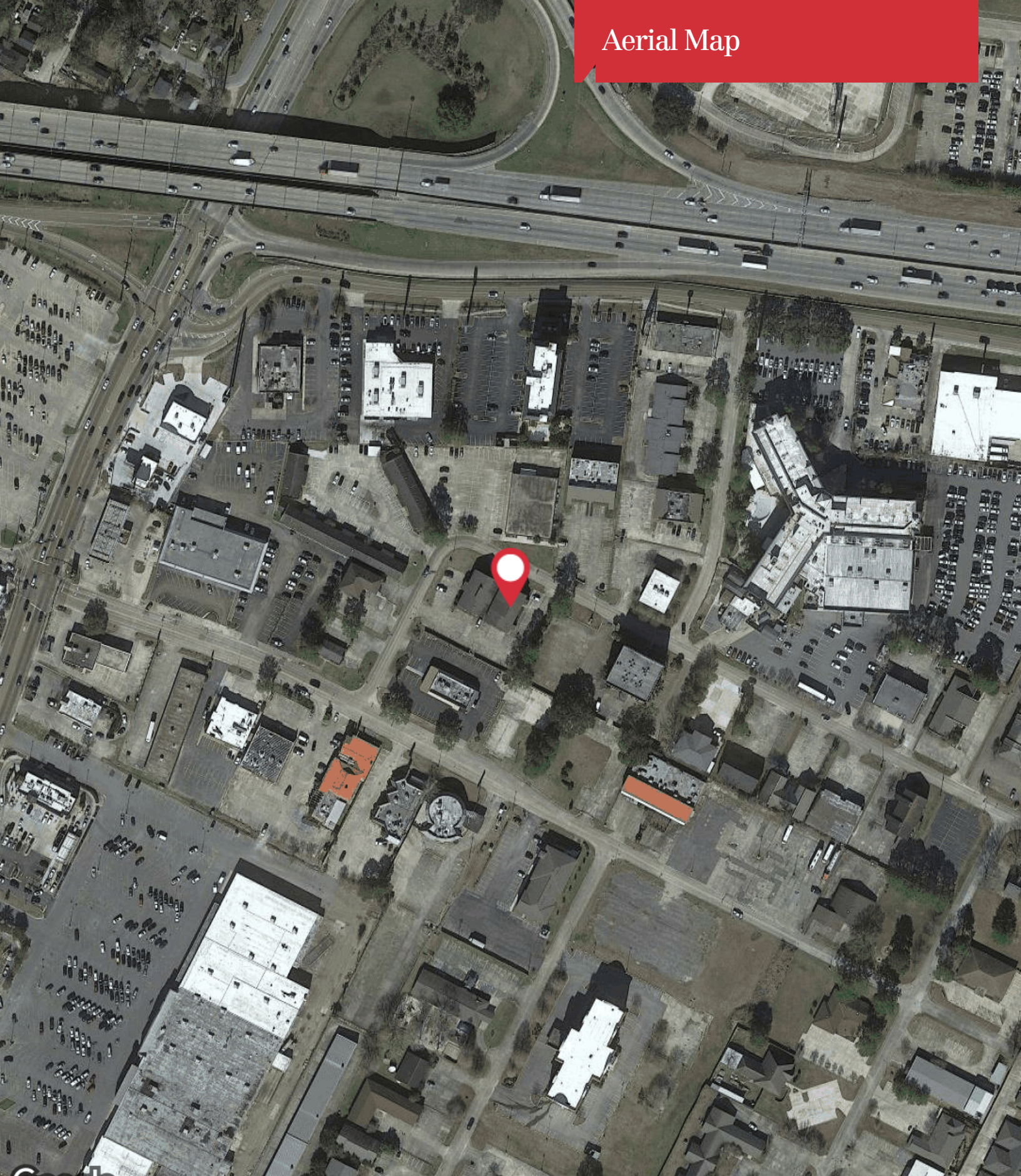
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Location Maps



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Aerial Map

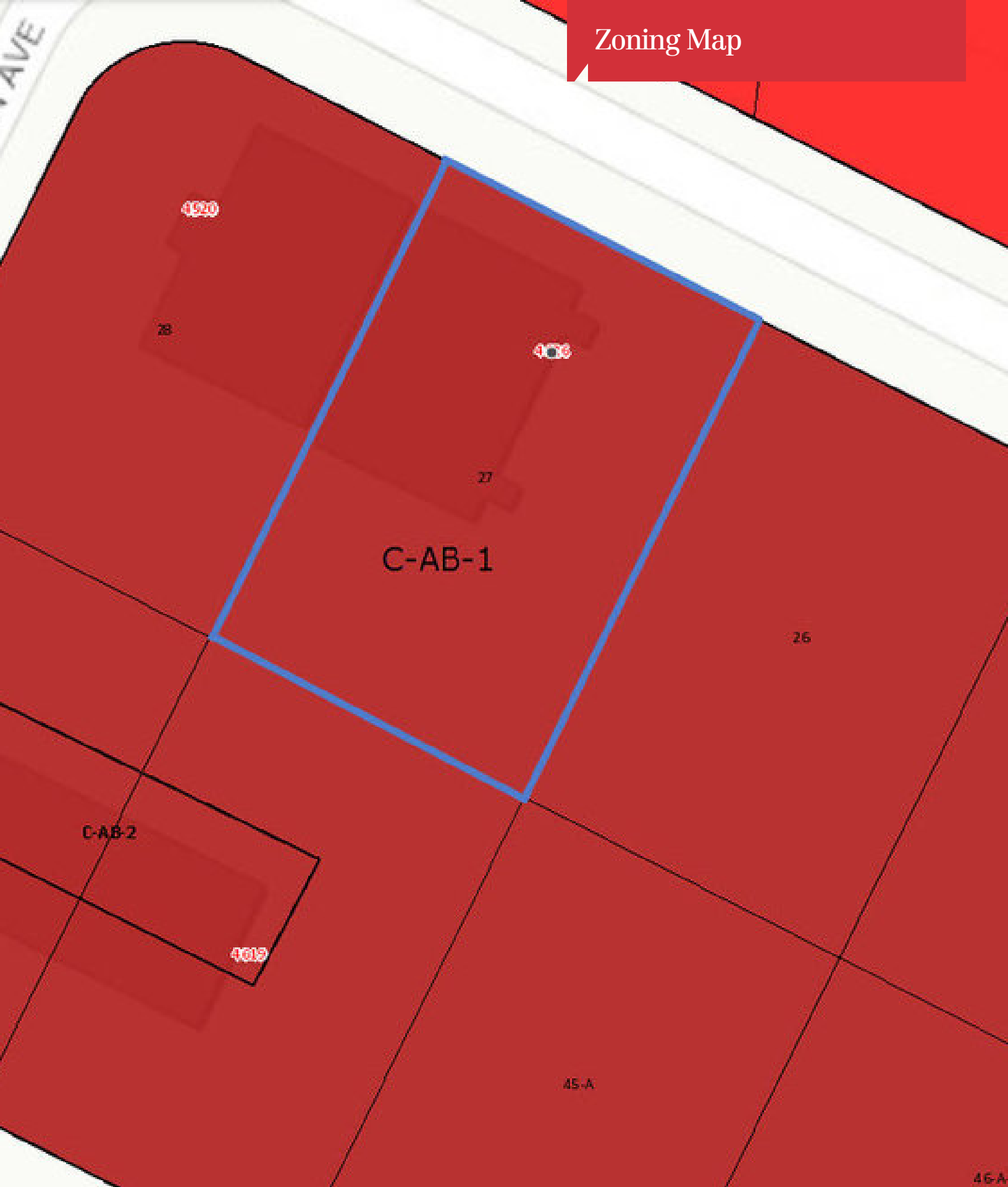


Google

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Assessor Map



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Constitution Ave

Continental Dr



Jarvis Ave

Ave