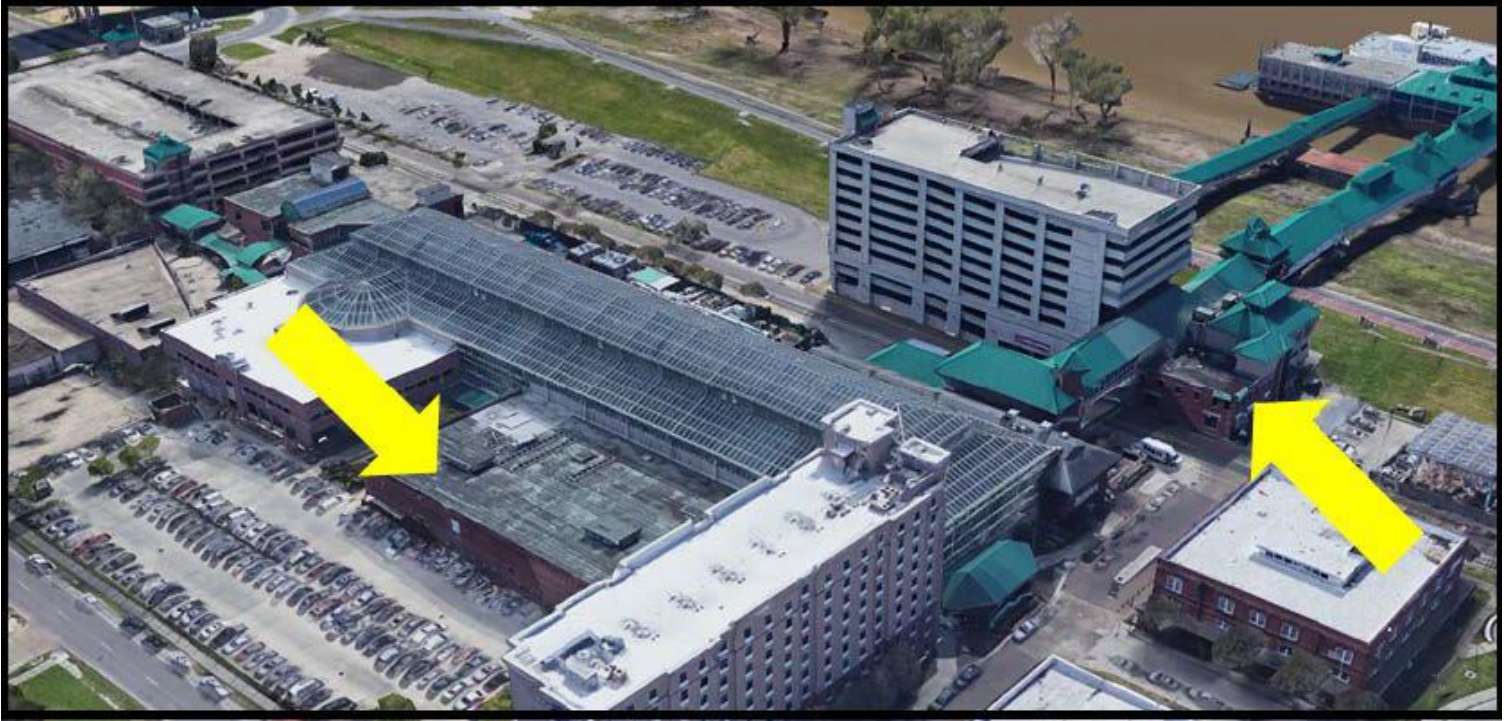




CBD INVESTMENT OPPORTUNITY

103 FRANCE ST., BATON ROUGE, LA 70802

56,000 SF

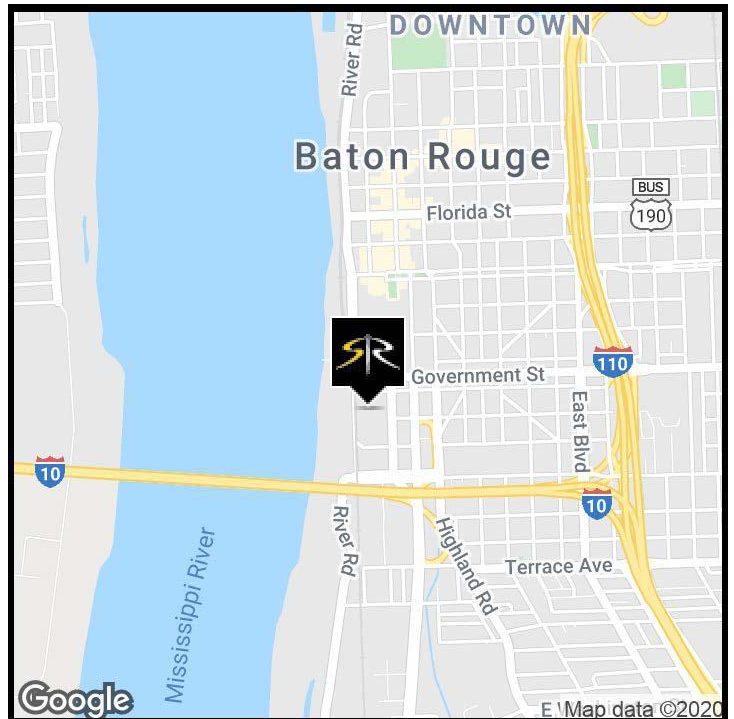


OFFERING SUMMARY

Sale Price:	\$5,000,000
Building Size:	56,000 SF

PROPERTY HIGHLIGHTS

- Two historic buildings, part of the Belle of Baton Rouge Casino / Hotel / Catfish Town operation.
- Both properties have had long-term leases with national credit tenants.
- A unique opportunity for an excellent real estate investment in downtown Baton Rouge.
- With casino's ability to re-locate to land-based operations, this acquisition has the potential of a large, up-side investment potential.



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PROPERTIES FOR SALE

CBD INVESTMENT OPPORTUNITY

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Beauregard Catfish Town Atrium, Baton Rouge, LA



Beauregard Atrium Entry



Beauregard Aerial

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Beaugard Exterior



Shucks Exterior



Shucks Aerial

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