

1669 Lobdell Ave.

1669 Lobdell Ave, Baton Rouge, LA 70806

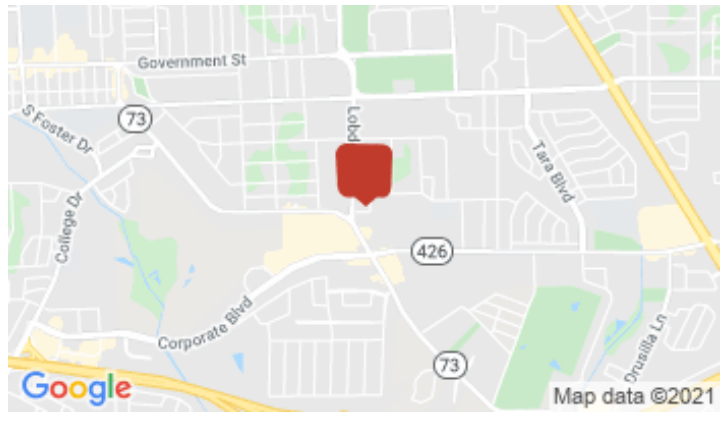


Listing ID:	30568607
Status:	Active
Property Type:	Office For Sale
Office Type:	Mixed Use, Office Building
Sale Price:	\$225,000
Unit Price:	\$150 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Tax ID/APN:	025-7290-7
Zoning:	C1
Property Use Type:	Investment, Vacant/Owner-User
Building/Unit Size (RSF):	1,500 SF
Cap Rate:	8.0%



Overview/Comments

This Class B Office Building is available for sale in Baton Rouge near the intersection of Lobdell Avenue & Jefferson Highway. Additionally, the property is located near high trafficked areas including Towne Centre & Bocage. The property is in close proximity to major thoroughfares including Jefferson Highway, Corporate Blvd., Florida Blvd., and Interstate 10 & 12. The professional office space is 1,500 SF located on the second floor with two flights of stairs on each side of the building. There is a entrance on Lobdell Ave. and a rear entrance on Michon St. with ample parking in both entrances. Additionally, the building recently underwent exterior renovations in 2017 and 2018. The suite underwent upgrades in 2019 with a new HVAC system, paint, and flooring. . A tenant is in place on a three-year lease that commenced July 1, 2019. Expenses: . Condo Association: \$560 quarterly . Taxes: \$2,400



More Information Online

<https://stirlingprop.catylist.com//listing/30568607>

QR Code

Scan this image with your mobile device:



Property Contacts



W. Foster Murphy
Stirling Properties Baton Rouge
fmurphy@stirlingprop.com



Ben Graham
Stirling Properties Baton Rouge
225-926-4481 [0]
bgraham@stirlingprop.com