

REHABILITATION FACILITY FOR SALE

9171 COCKERHAM, DENHAM SPRINGS, LA 70726

57,000 SF AVAILABLE



OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	5.67 Acres
Building Size:	57,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,572	9,504	21,910
Total Population	4,301	27,220	63,441
Average HH Income	\$60,370	\$63,669	\$64,534

PROPERTY HIGHLIGHTS

- This Move-In Ready Facility is located in Livingston Parish and is ideal for behavioral health or substance abuse rehabilitation. There are many possibilities for this 57,000 sf facility.
- ***Property did NOT flood in the Great Flood
- Built in 1959, Renovated in 2014 & 2017
- +/-57,000 sf Fully Sprinklered Building on +/-5.67 Acres
- 78 Semi-Private rooms with Half Bathrooms
- 2 Semi-Private rooms with Full Bathrooms
- 6 Common Shower Rooms
- 1 Kitchen and Large Cafeteria
- 3 dining rooms
- Beauty Salon
- On-site laundry facility
- 2 large Metal Warehouses for Storage
- 2 Bi-Fuel generators on sight with automatic transfer switch
- ****We are not selling licensed beds
- ****Available: April 2020 (estimated)

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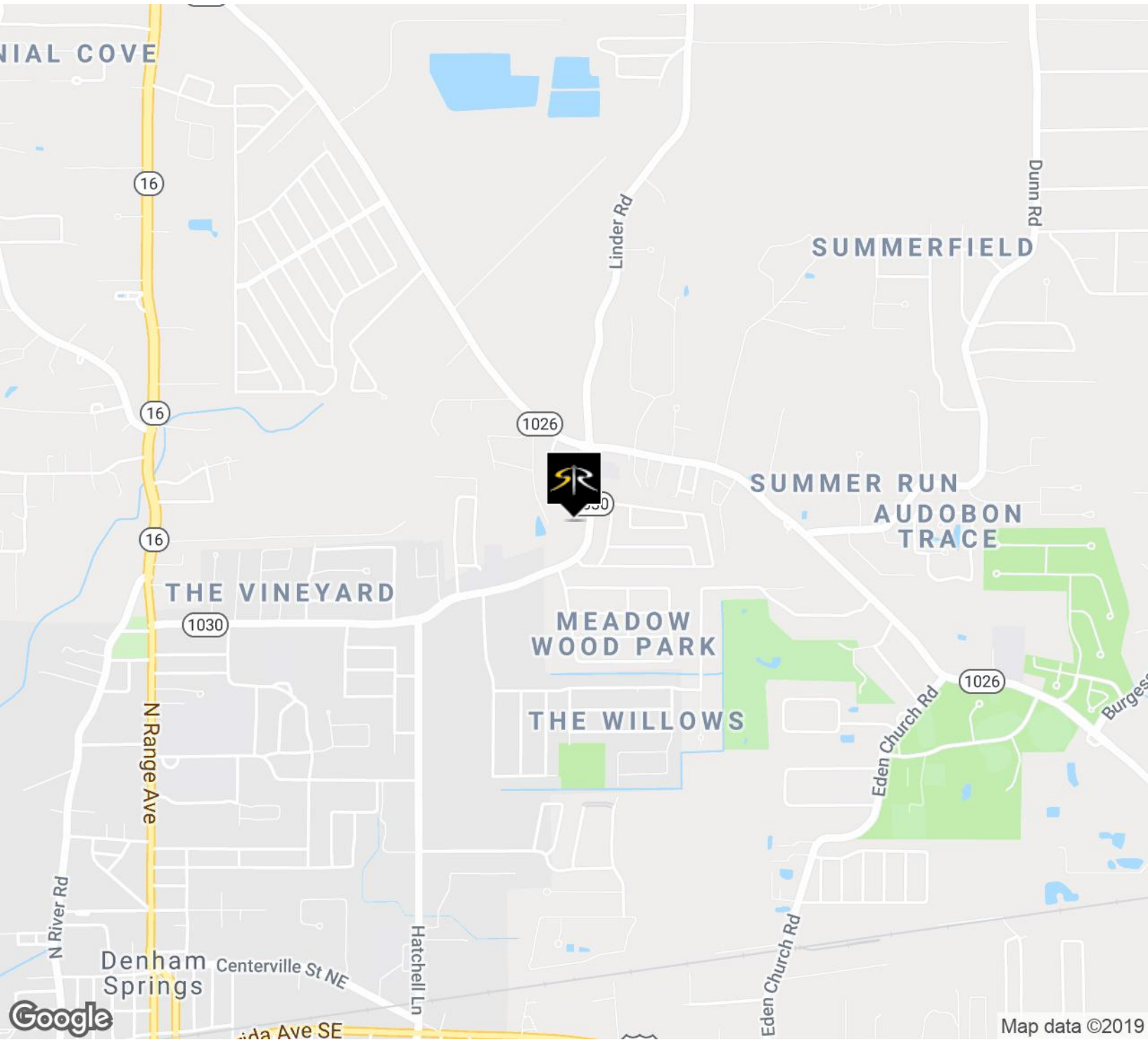
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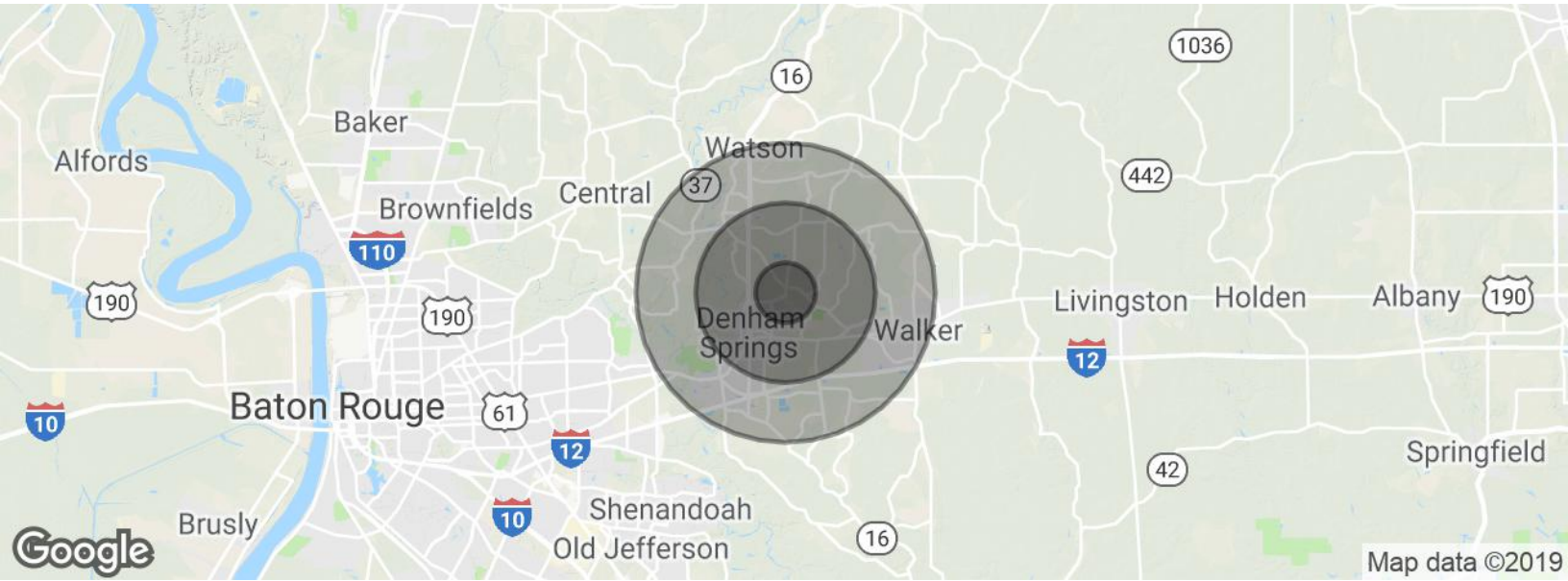
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,301	27,220	63,441
Median age	36.1	34.6	33.8
Median age (Male)	33.6	33.5	33.4
Median age (Female)	38.2	35.1	33.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,572	9,504	21,910
# of persons per HH	2.7	2.9	2.9
Average HH income	\$60,370	\$63,669	\$64,534
Average house value		\$172,967	\$175,341

** Demographic data derived from 2010 US Census*

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