

FOR SALE

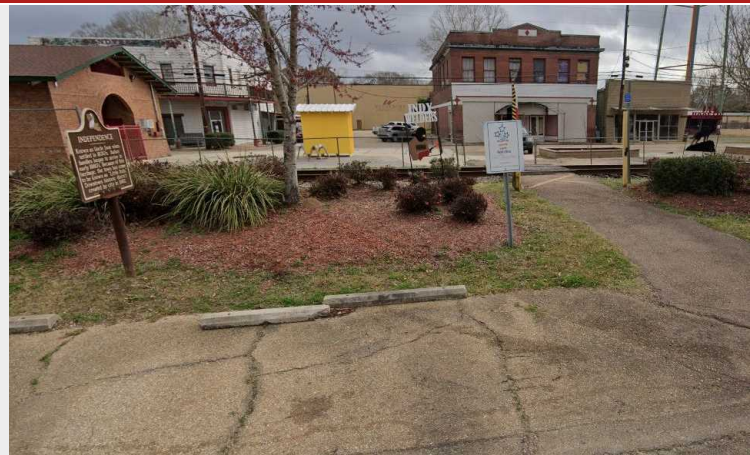


HISTORIC BUILDING FOR SALE

302 EAST RAILROAD AVENUE · INDEPENDENCE, LA 70443

Highlights

Building SF:	8,172
Property Type:	Office
Lot Size:	0.42 Acres
Purchase Price:	\$285,000
Zoning:	C1



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Property Description

Historic two story building available for purchase in Independence, Louisiana. 8,172 sf total leasable area. Some updates have been done to electrical. This building offers an excellent opportunity to create loft style apartments or live/work environment. Walking distance to several local businesses. Currently occupied by one resident who can vacate with short notice.



INTERIOR

302 EAST RAILROAD AVENUE



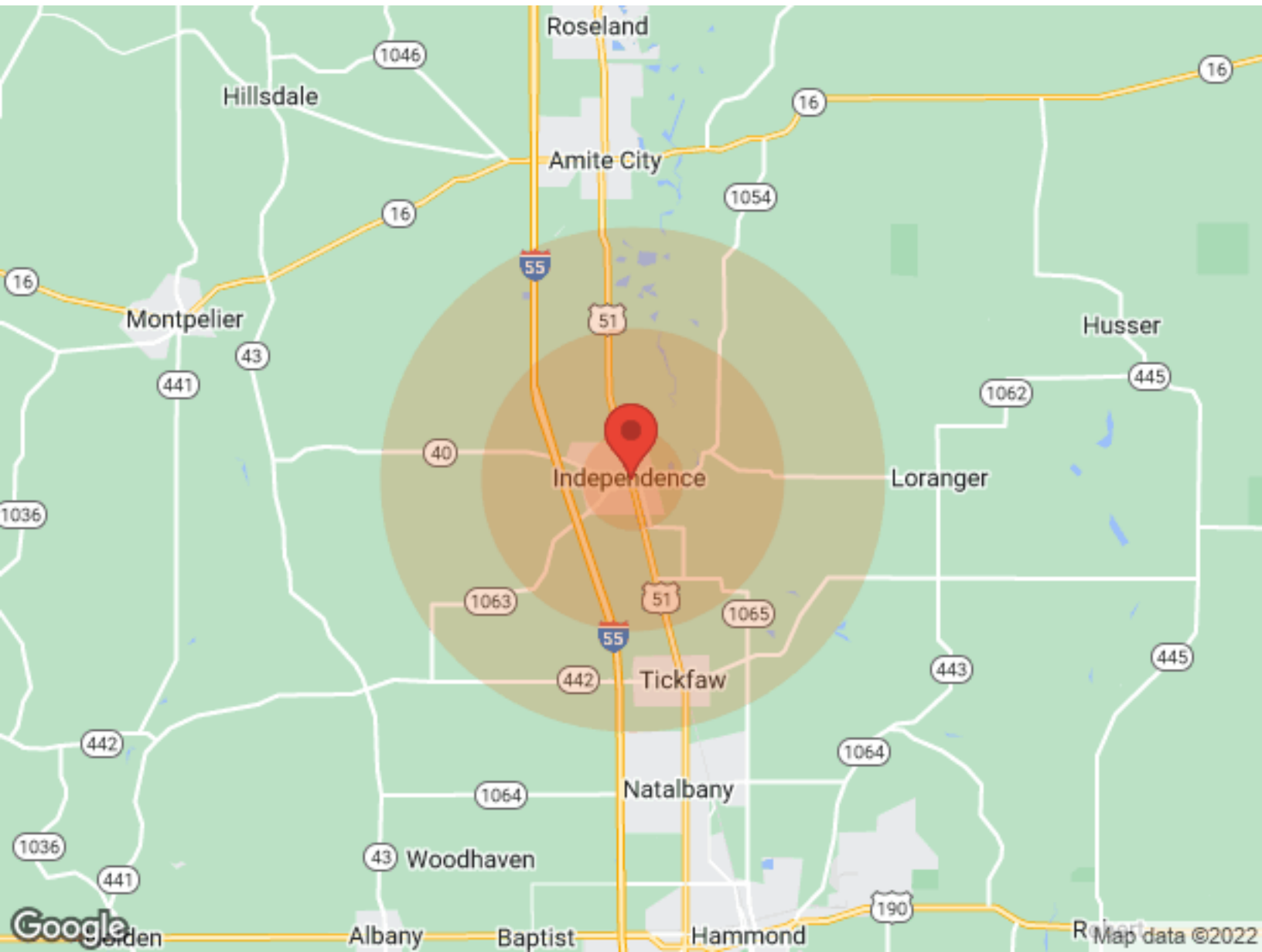
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302 EAST RAILROAD AVENUE



DEMOGRAPHICS

302 EAST RAILROAD AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	N/A	3,200	6,176	Median	N/A	\$28,727	\$28,727
Female	N/A	3,309	6,460	< \$15,000	N/A	648	1,032
Total Population	N/A	6,509	12,636	\$15,000-\$24,999	N/A	395	660
				\$25,000-\$34,999	N/A	319	507
Age				\$35,000-\$49,999	N/A	295	791
Ages 0-14	N/A	1,516	2,995	\$50,000-\$74,999	N/A	500	695
Ages 15-24	N/A	1,001	1,995	\$75,000-\$99,999	N/A	187	393
Ages 55-64	N/A	720	1,386	\$10,000-\$149,999	N/A	78	468
Ages 65+	N/A	756	1,451	\$150,000-\$199,999	N/A	30	80
				> \$200,000	N/A	9	9
Race				Housing			
White	N/A	4,255	8,527	Total Units	N/A	2,637	5,009
Black	N/A	1,954	3,715	Occupied	N/A	2,406	4,541
Am In/AK Nat	N/A	6	6	Owner Occupied	N/A	1,785	3,418
Hawaiian	N/A	N/A	N/A	Renter Occupied	N/A	621	1,123
Hispanic	N/A	570	729	Vacant	N/A	231	468
Multi-Racial	N/A	564	734				