

# FOR SALE

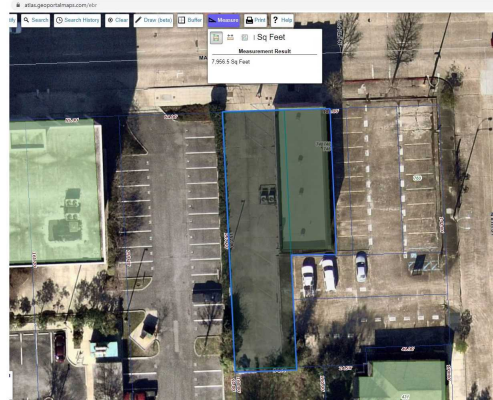


DOWNTOWN BATON ROUGE OFFICE WITH PARKING

748 MAIN STREET · BATON ROUGE, LA 70802

## Highlights

Building SF:	4,702
Lot Size:	0.18 Acres
Purchase Price:	\$649,000
Year Built:	1960
Zoning:	C2



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## Property Description

Renovated historic office building available for purchase. Located in Downtown Baton Rouge between I-110 and River Rd with immediate access to I-110. Includes surface parking lot with 12 parking spaces. This is a 2-story office building with 2,342 sf downstairs and 2,360 sf upstairs. Downstairs is currently owner occupied by the Better Business Bureau of Greater Baton Rouge who will vacate upon sale. Upstairs is currently leased through July 31, 2024 at \$2,906 monthly. Upstairs office can be accessed by separate entrance of through downstairs lobby. Recent improvements include new paint inside and out, new LED lighting throughout, some new doors and other cosmetic improvements. You will appreciate the historic brick floors and exposed brick interior walls. Zoned C-2. Contact agent for additional details.

## Bullet

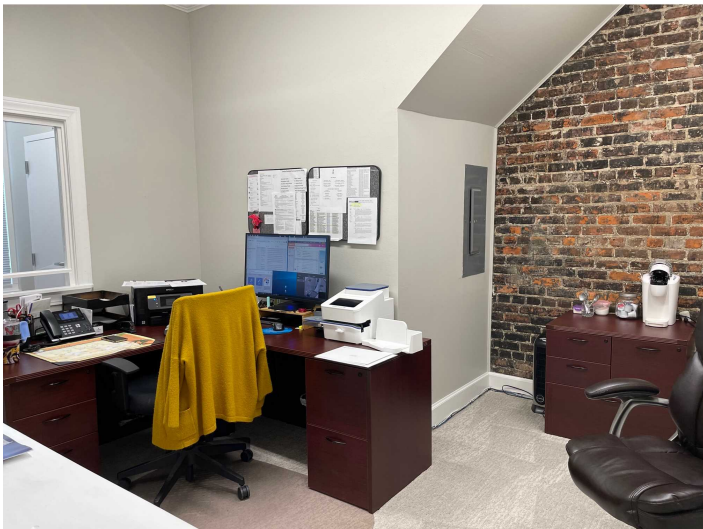
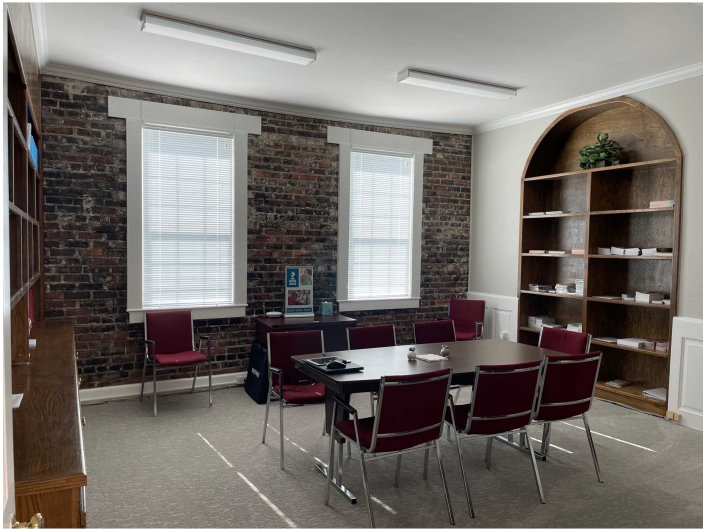
- 4 Downstairs Offices
- 6 Upstairs Offices
- Kitchen
- 2 Bathrooms Per Floor
- Reception
- Lobby



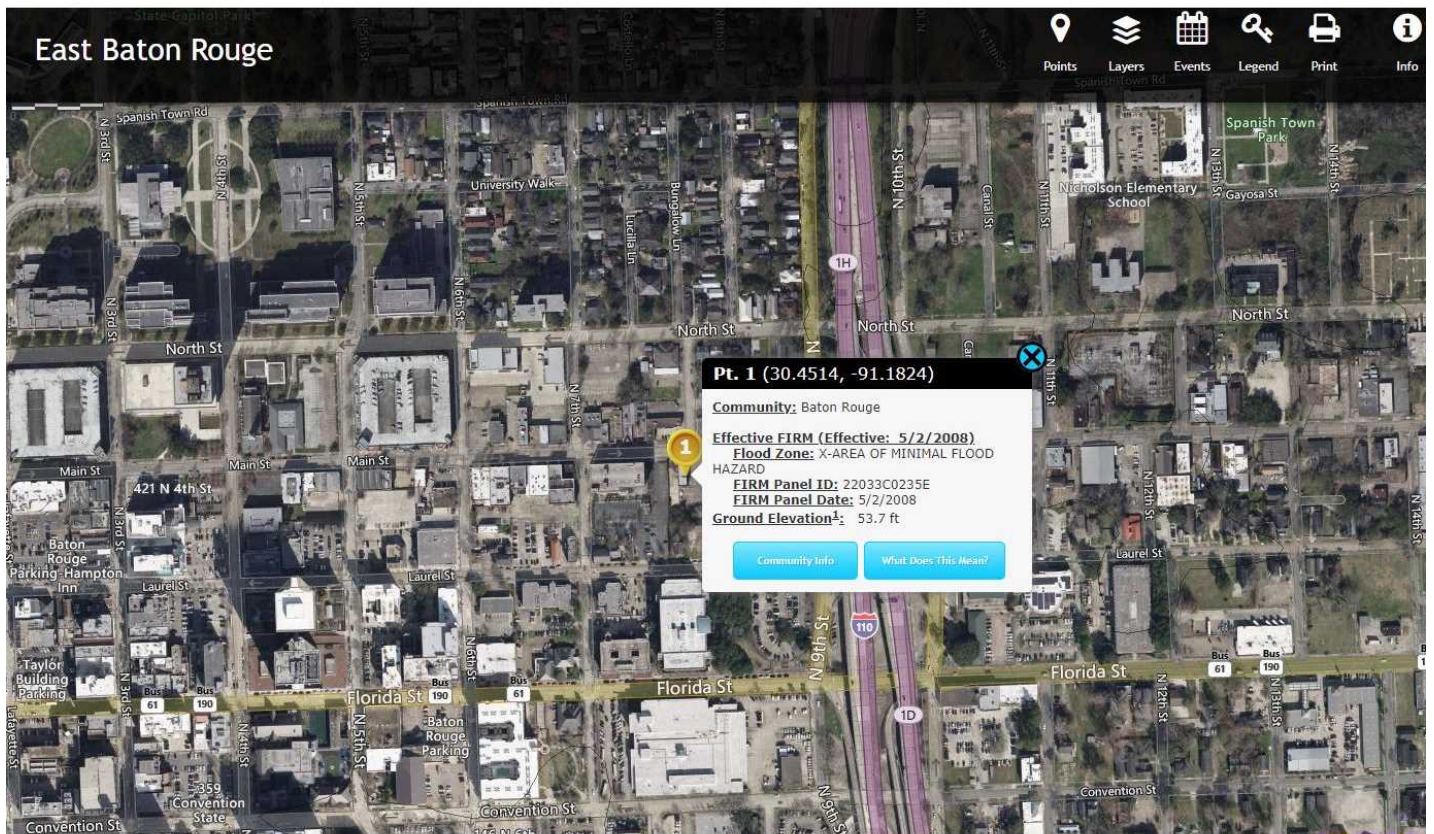
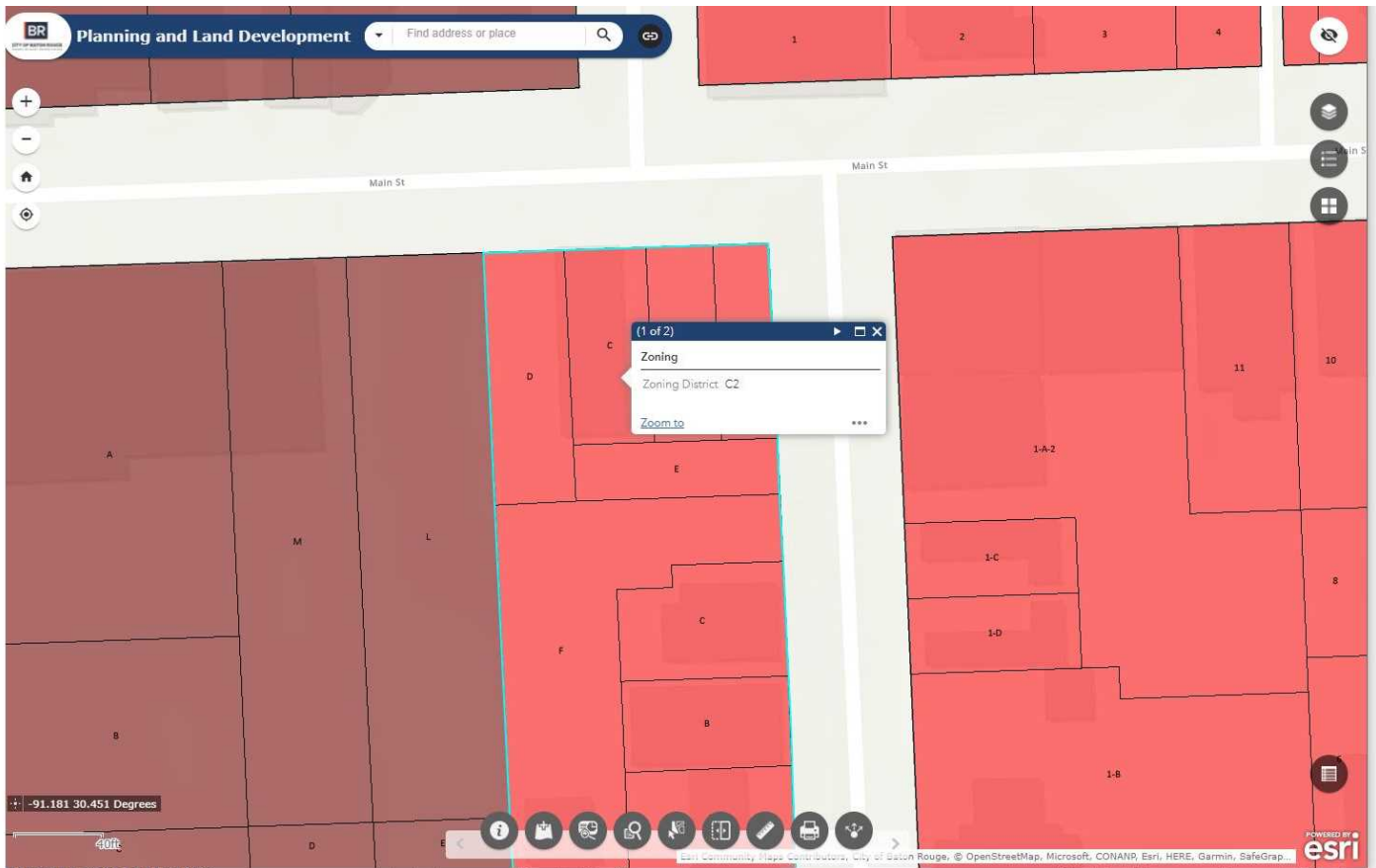


# INTERIOR

748 MAIN STREET

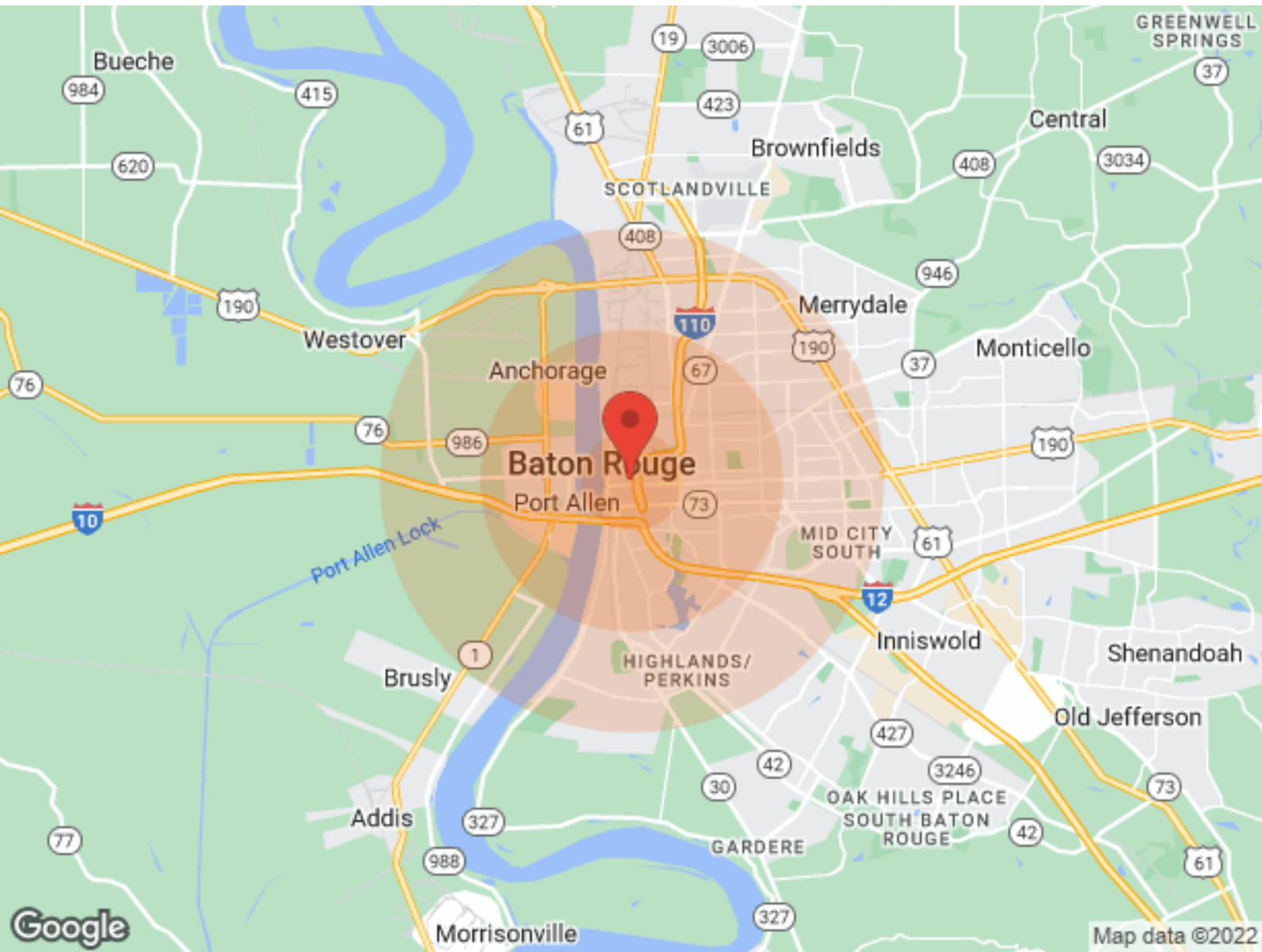






# DEMOGRAPHICS

748 MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,498	30,834	73,457
Female	2,420	33,210	78,276
Total Population	4,918	64,044	151,733

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	901	12,181	28,653
Ages 15-24	593	8,313	19,584
Ages 55-64	581	6,958	15,468
Ages 65+	547	7,611	16,914

Race	1 Mile	3 Miles	5 Miles
White	1,577	19,338	56,664
Black	3,298	43,480	89,480
Am In/AK Nat	N/A	20	23
Hawaiian	N/A	N/A	17
Hispanic	31	1,040	3,983
Multi-Racial	50	1,150	4,266

Income	1 Mile	3 Miles	5 Miles
Median	\$27,438	\$25,809	\$26,241
< \$15,000	571	6,756	17,101
\$15,000-\$24,999	416	4,387	10,060
\$25,000-\$34,999	360	3,232	7,135
\$35,000-\$49,999	318	3,470	7,992
\$50,000-\$74,999	267	3,522	7,771
\$75,000-\$99,999	108	1,492	3,558
\$10,000-\$149,999	36	1,304	3,791
\$150,000-\$199,999	38	499	1,483
> \$200,000	45	592	2,106

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,843	29,525	68,201
Occupied	2,466	26,190	61,048
Owner Occupied	688	12,196	26,461
Renter Occupied	1,778	13,994	34,587
Vacant	377	3,335	7,153