



OFFERING SUMMARY

Sale Price:	\$669,000
Lot Size:	1.02 Acres
Building Size:	14,280 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,146	31,516	111,931
Total Population	18,355	86,154	296,075
Average HH Income	\$40,260	\$43,729	\$56,451

PROPERTY HIGHLIGHTS

Assembly Space For Sale - In Great Condition with Ample Parking. Property has high quality reception, multiple assembly/meeting rooms, office area, abundance of storage, circle drive, full kitchen, multi-car garage, and 51 parking spaces

Building is priced well below 2019 appraisal.

- Main Chapel seats 120
- Rear Chapel seats 60
- 1 morgue, fully up to code, 20 body capacity
- 2-body freezer
- 3 bathrooms
- Abundance of office space that can be converted to additional chapel space
- 4 Car Garage

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SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

EXISTING FUNERAL HOME FOR SALE

NEW PRICE!!! *UNDER APPRAISED VALUE*

1151 LOUISIANA AVE, PORT ALLEN, LA 70767

14,280 SF | \$669,000



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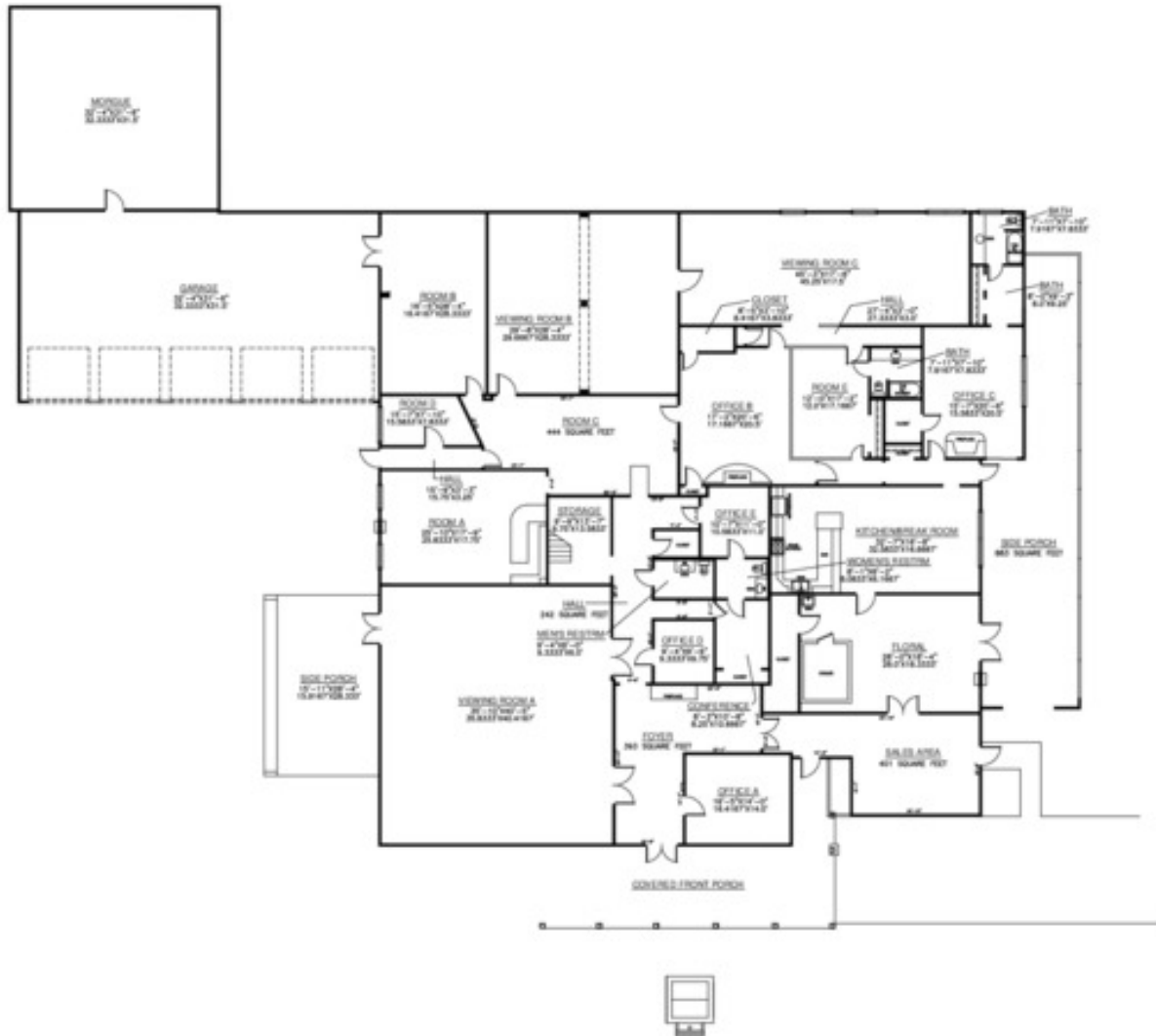
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Floor Plan



NORTH 12TH STREET

LOUISIANA AVENUE

SQUARE FOOTAGE	
WORK AREA	84,000 SQ FT
GARAGE	100,000 SQ FT
WORK/STORAGE AREA	100,000 SQ FT
SIDE PORCH	800 SQ FT
REAR PORCH	800 SQ FT
TOTAL	14,280 SQ FT

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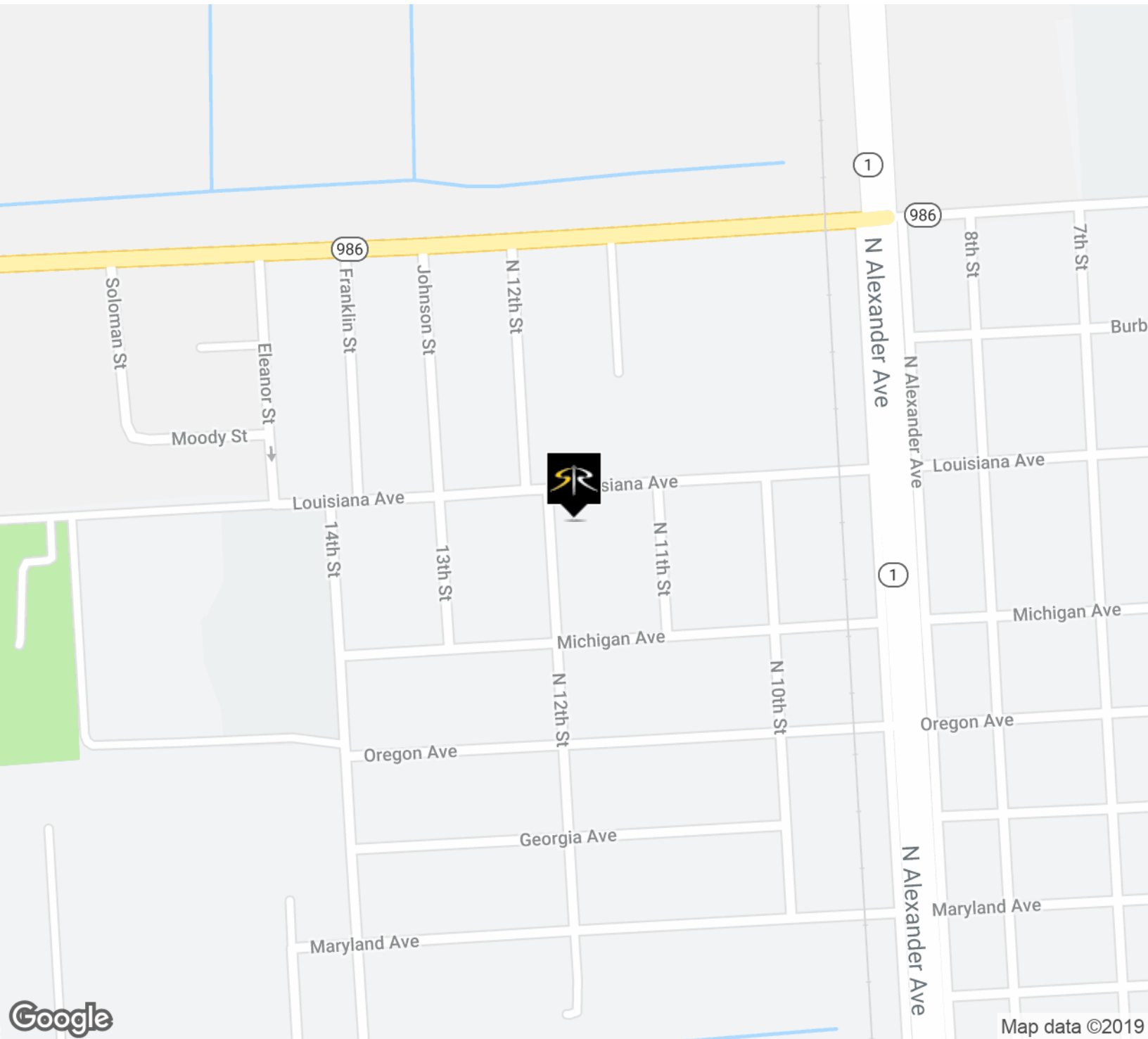
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Map data ©2019

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POPULATION	3 MILES	5 MILES	10 MILES
Total population	18,355	86,154	296,075
Median age	30.6	29.9	32.4
Median age (Male)	29.3	28.5	30.3
Median age (Female)	31.9	31.5	34.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	7,146	31,516	111,931
# of persons per HH	2.6	2.7	2.6
Average HH income	\$40,260	\$43,729	\$56,451
Average house value	\$110,748	\$158,907	\$217,466

** Demographic data derived from 2010 US Census*

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GRANT'S WESTSIDE FUNERAL SERVICES

Front chapel (1) INCLUDED

- 1A) 145 red chairs
- 1B) 2- 50" tvs
- 1C) Alesis Keyboard
- 1D) 2- SHS Audio Speakers
- 1E) 800W m810 Audio mixer
- 1H) 1 podium

Rear Chapel (2) INCLUDED

- 2A) 7- Church Pews
- 2B) 1 podium

Furniture (3) INCLUDED

- 3A) Roll top desk
- 3B) 7- black file cabinets
- 3C) 2 door flower cooler
- 3C) Walk in Flower cooler 8'W x 11'L x 7'T

Casket Room (4) INCLUDED

- 4A) Slat walls and overhead lights

Morgue (5) INCLUDED

- 5A) 3 body cooler
- 5B) 1- stainless steel embalming table
- 5C) 1- porcelain embalming table
- 5D) Duotronic Embalming machine
- 5E) Turner Embalming machine
- 5F) 2- collapsible rolling body cot
- 5G) 1 – collapsible heavy duty dolling body cot
- 5H) 2 cloth covered caskets
- 5I) Wood rental casket
- 5J) 3 – sets of casket trucks

Cars (6) INCLUDED FOR ADDITIONAL \$50,000

- 6A) 2009 Cadillac Superior Coach (49,7XX)
- 6B) 2010 Krystal Koach Hearse (41,1XX)
- 6C) 1- 2006 S&S Limos (26,3XX, 28,2XX)

1A



1B

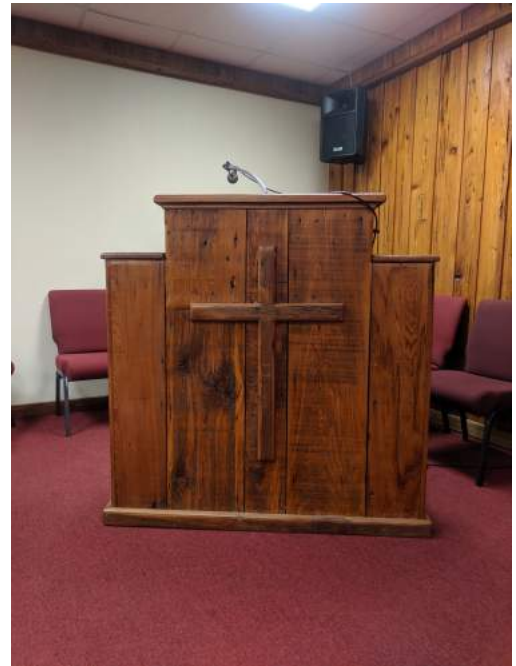


1C

1E



1D



1H

2A



2B



3A



3B



3C



3D



4A



5A



5B



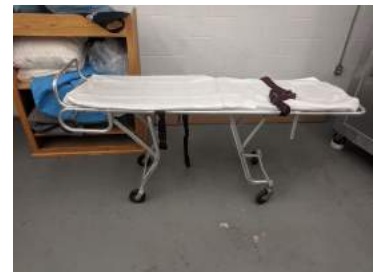
5C



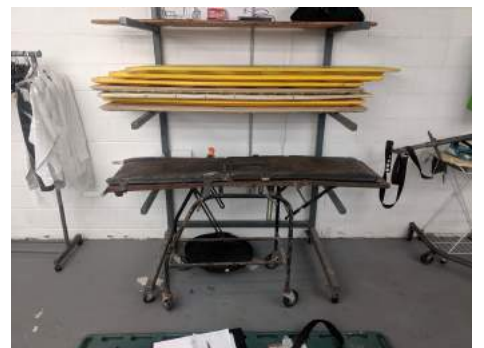
5D



5E



5F



5G



5H



5B



6A



6B



6C

