

For Sale

Property Description

This building is located less than 2 miles north of I-12 and less than a mile away from Sherwood Forest. The building features 5 roll-up Grade Level doors in the front and 2 Grade Level doors in the back. There is an existing drive-in paint booth located inside the shop, however, all of the ventilation has been removed. The ventilation can easily be re-installed. There is one lift currently inside, but the current condition is unknown. The lift will have to be inspected before being used.

The office space is a blank shell ready to be built out. There is easy access to the warehouse/shop portion through the office.

The property consists of +/- 3.16 Acres and is completely fenced in. There is plenty of space to develop additional parking, storage, or a stabilized yard. The current owner purchased the building 40 years ago. The only time in 40 years that the property has flooded was in the Great Flood of 2016. Other than that, water has never come above the banks of the creek running along the west property line.

Sale Price

- \$550,000

Lot Size

- 3.16 Acres

Building Size

- 10,000 SF

Price / SF

- \$55.00



J. Collier Thornton

Cell: 225-279-4444
Direct: 225-329-0278
cthorton@stirlingprop.com

Alexander Kearney

Office: 225-926-4481
Direct: 225-329-0264
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Automotive Shop Available

12220 Old Hammond Highway, Baton rouge, LA

Overview

Aerial

Photos

Photos

Demographics



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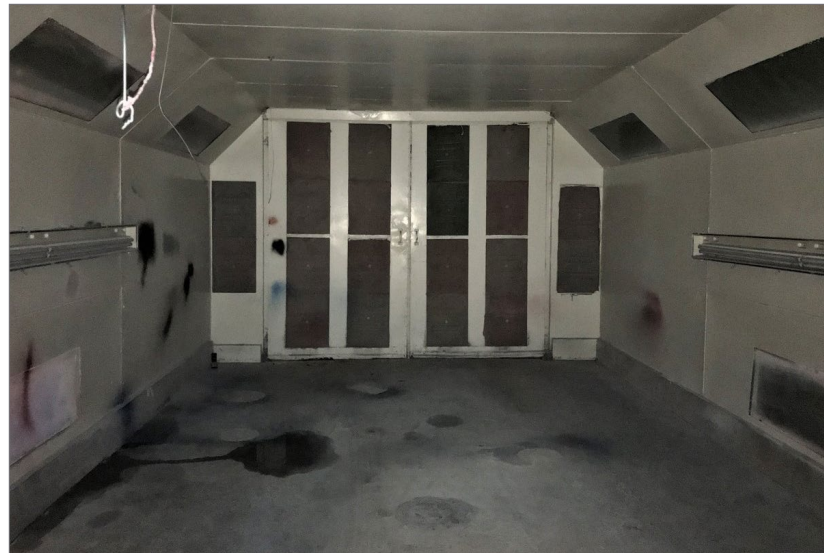
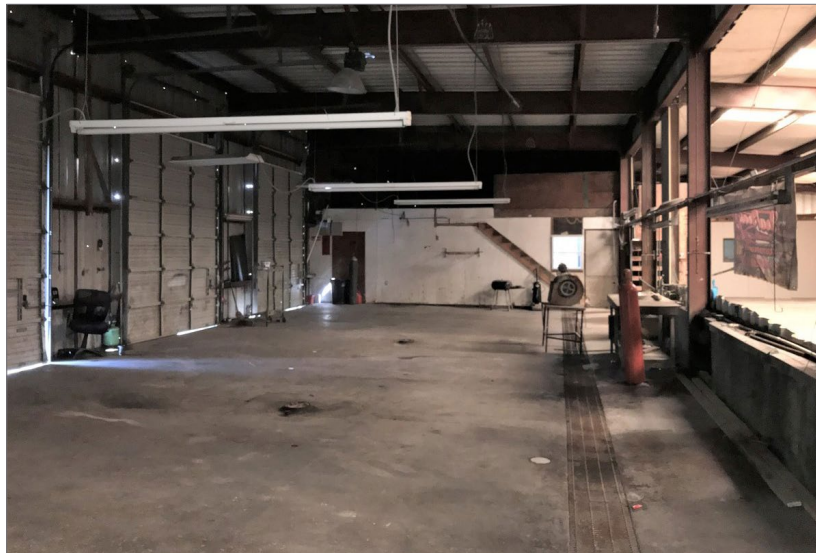
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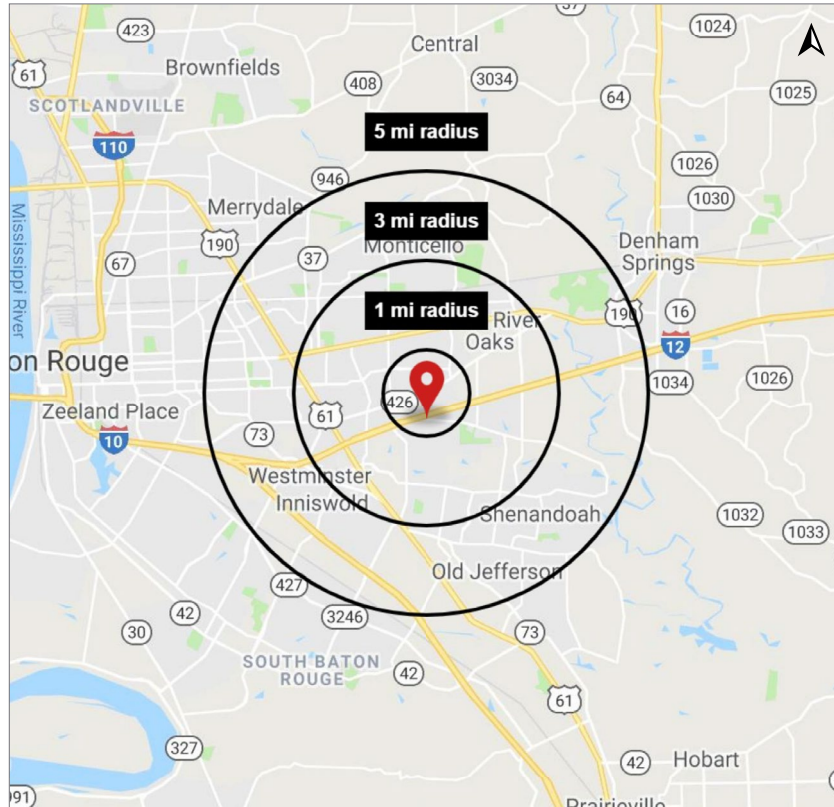
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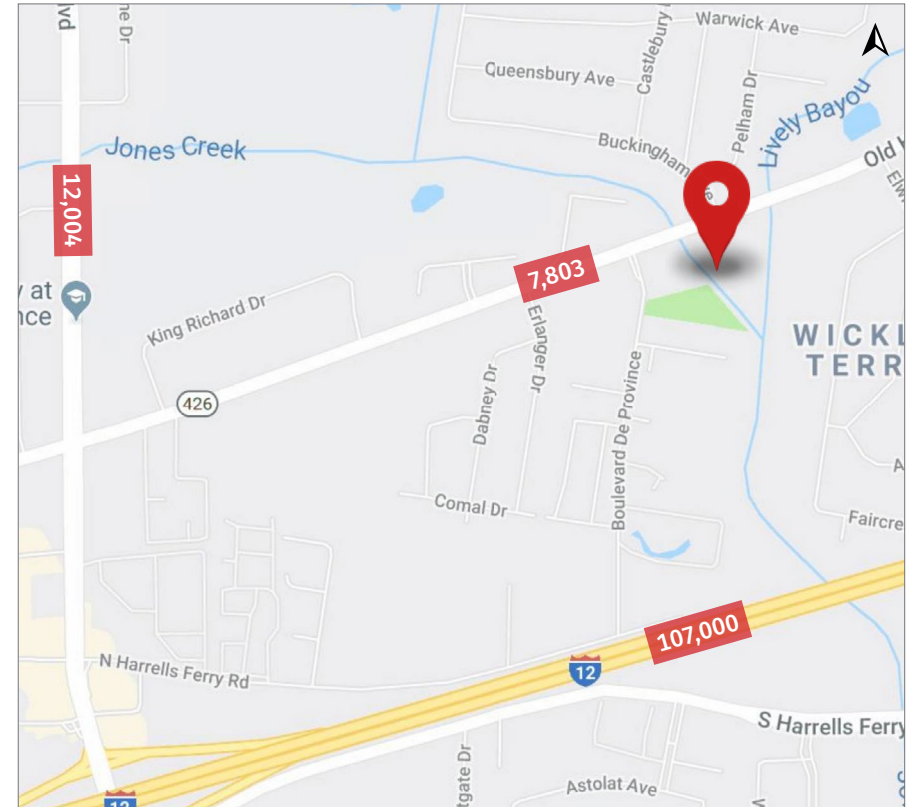
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Demographic Map



Traffic Counts (ADT 2018)



2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	11,148	78,807	153,925
Avg. HH Income	\$63,007	\$70,043	\$78,878