

# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



## OFFERING SUMMARY

Sale Price:	\$950,000   \$114.46/SF
Lot Size:	0.33 Acres
Building Size:	8,300 SF
Zoning:	C1
Price / SF:	\$114.46

## PROPERTY OVERVIEW

One of the first major renovations in booming Mid City Baton Rouge, 4242 Government St. presents an opportunity for a business to use both floors or occupy one floor and receive rental income from the other.

The first floor is currently divided into 18 suites and the second floor is built out for office use.

Ample parking spaces available surrounding the building. ±25 spaces total.

Prime Government St. monument signage opportunity.

## PROPERTY HIGHLIGHTS

- Monument Signage on Government St
- Parking surrounding building

George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368



Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

 **ELIFIN** 225.659.8654 | [elifinrealty.com](http://elifinrealty.com)  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

 **ELIFIN** 225.659.8654 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT

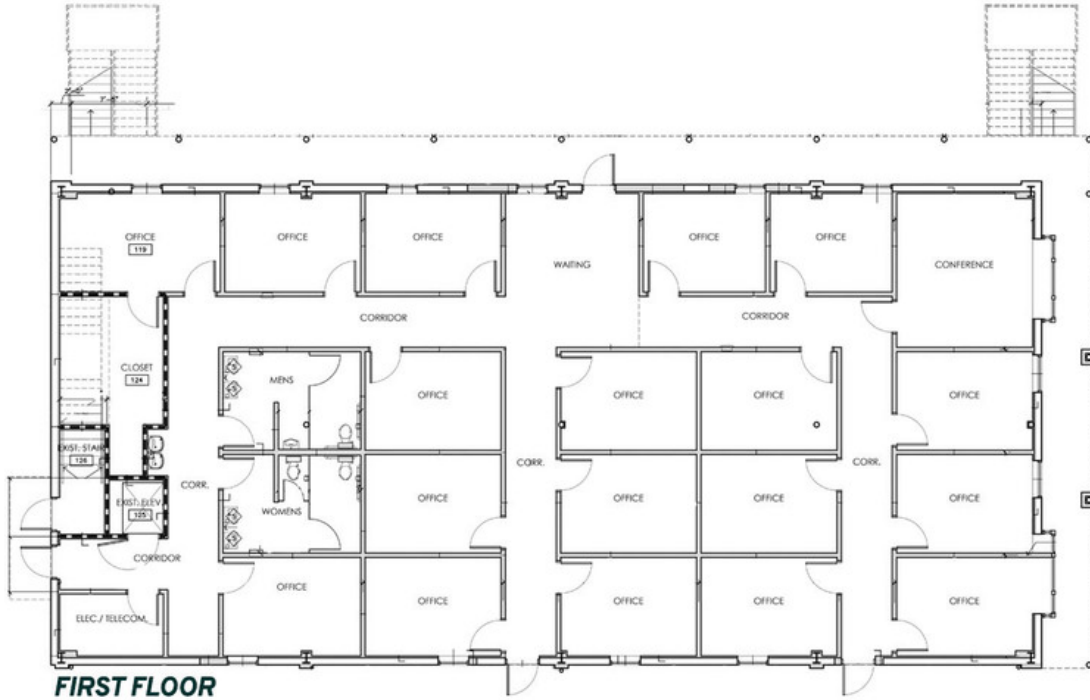


George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

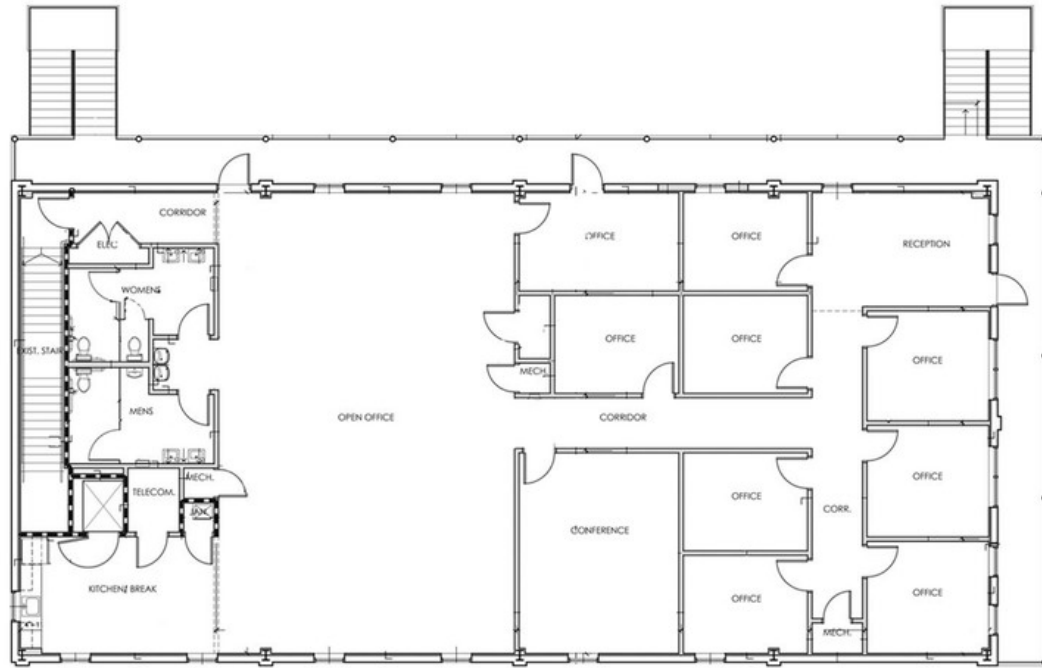
 **ELIFIN** 225.659.8654 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



**FIRST FLOOR**



**SECOND FLOOR**

↑  
GOVERNMENT ST  
↓

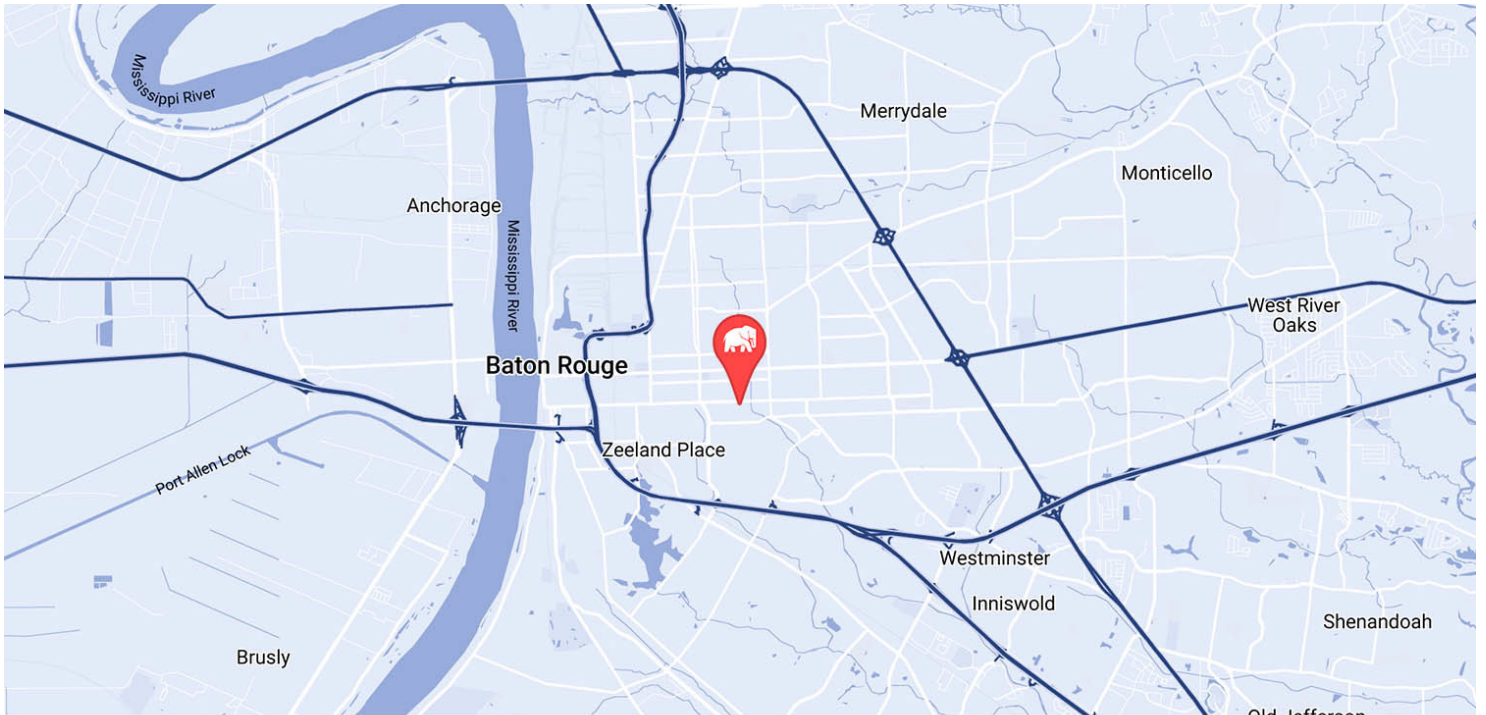
George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

 225.659.8654 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

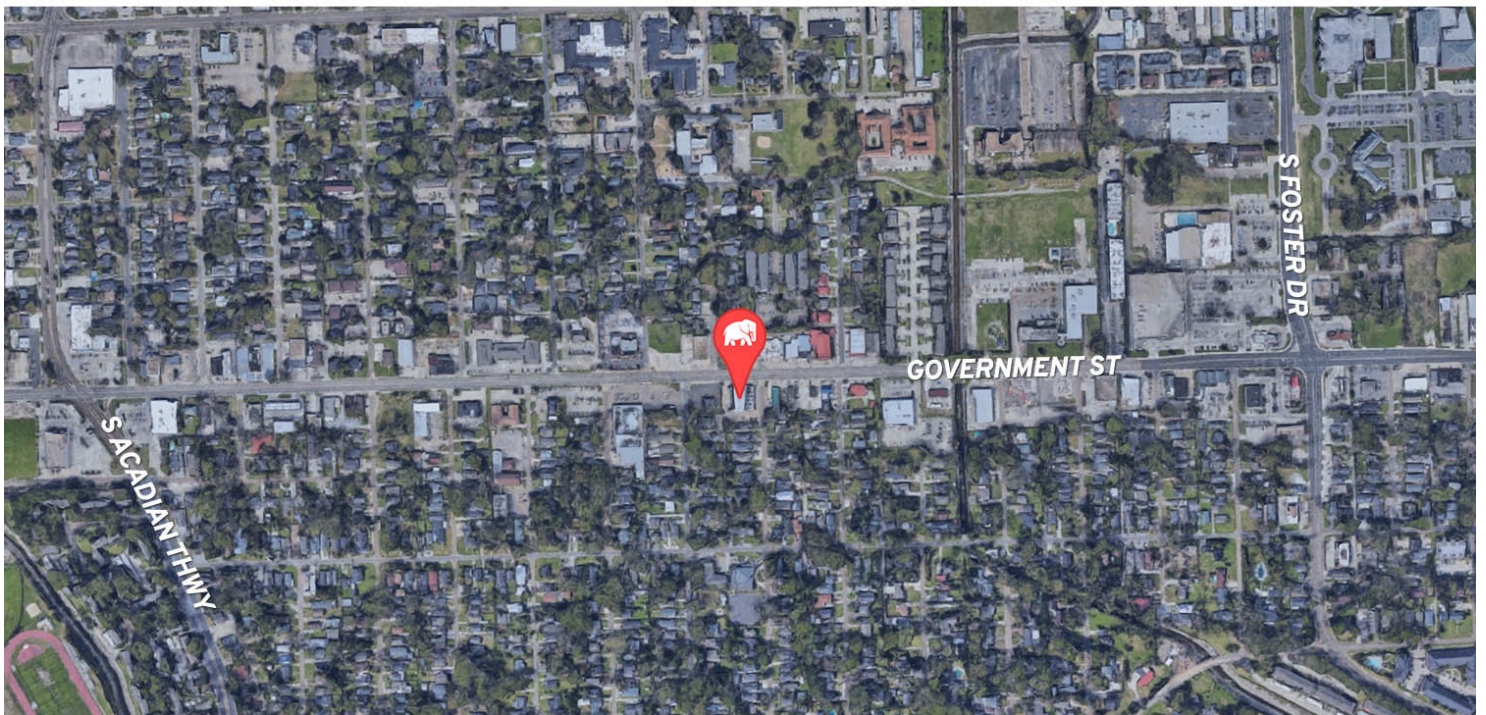
Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



MAP DATA ©2019 GOOGLE

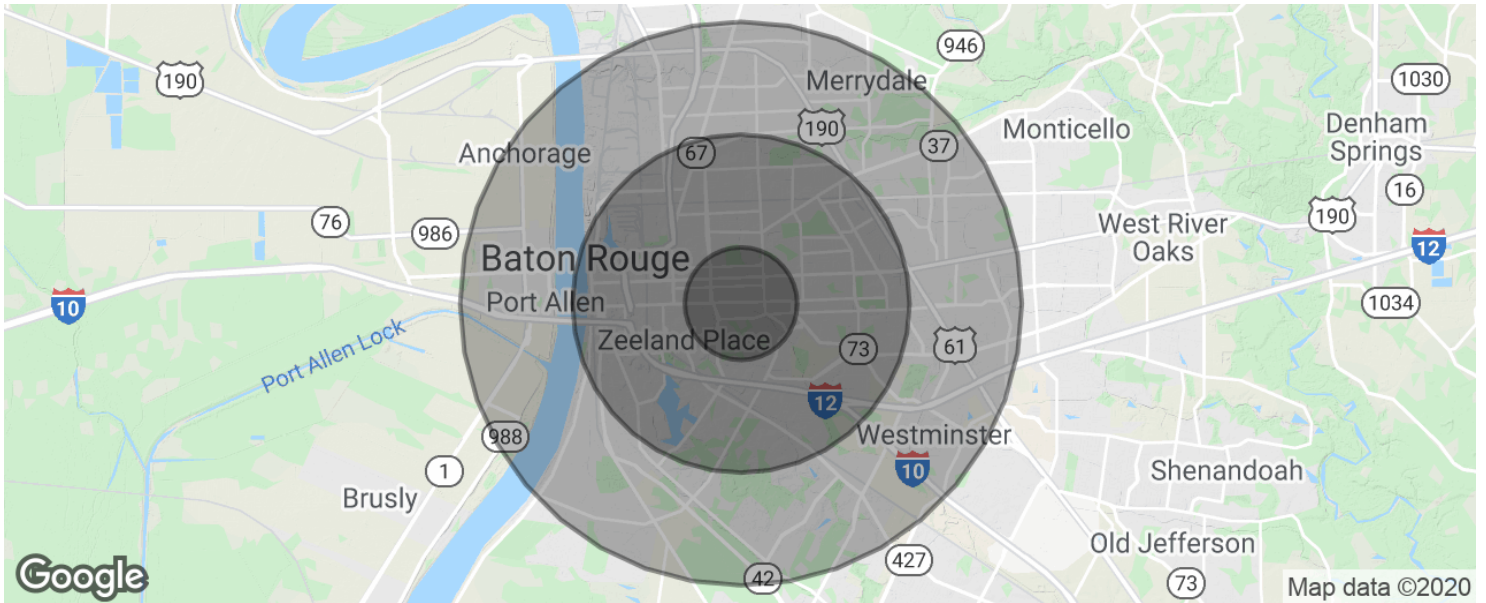


George Bonvillain, J.D. (C) 337.302.0091 Mathew Laborde (C) 337.326.1368

 **ELIFIN** 225.659.8654 | elifinrealty.com  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# SIGNIFICANT REDUCTION-GOVERNMENT ST OFFICE INVESTMENT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	11,940	91,823	191,106
Median age	37.0	32.4	32.7
Median age (Male)	36.3	30.2	30.3
Median age (Female)	37.6	34.7	35.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,188	35,907	75,055
# of persons per HH	2.3	2.6	2.5
Average HH income	\$73,407	\$57,132	\$58,280
Average house value	\$241,268	\$250,358	\$249,627

\* Demographic data derived from 2010 US Census