SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

FOR SALE

9.25% CAP - TENANT IN PLACE - INVESTMENT

2834 S SHERWOOD FOREST BLVD, BATON ROUGE, LA 70816

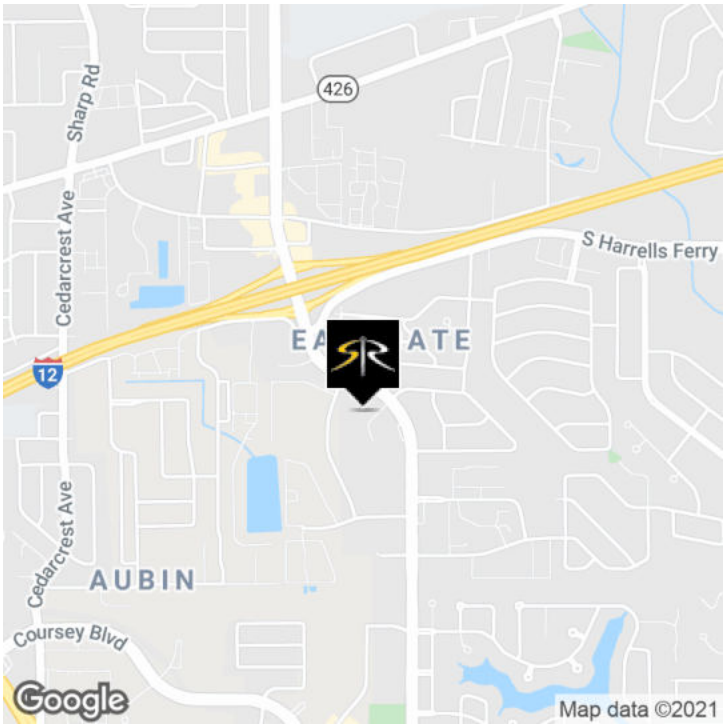
1,461 SF

OFFERING SUMMARY

Sale Price:	$109,000
Building Size:	1,461 SF

PROPERTY HIGHLIGHTS

- **Leased Retail Suite located in Common Point Shopping Center. Space is leased on a primary term through July 31, 2022 with multiple options with escalations.**
- **Very low maintenance facility as Condo Dues cover property insurance and exterior maintenance including roof.**
- **Suite F-1 measures 1,461, zoned C-AB-2, located in Common Point Shopping Center.**
- **Nice starter investment property. No lease-up uncertainty for risk adverse buyers.**
- **Open floor plan - see floor plan attached.**
- **Base Rent: $1,300/month**
- **Condo Dues: $300/month paid quarterly (includes fire/casualty insurance)**
- **2020 Property Taxes: $1,913.54**



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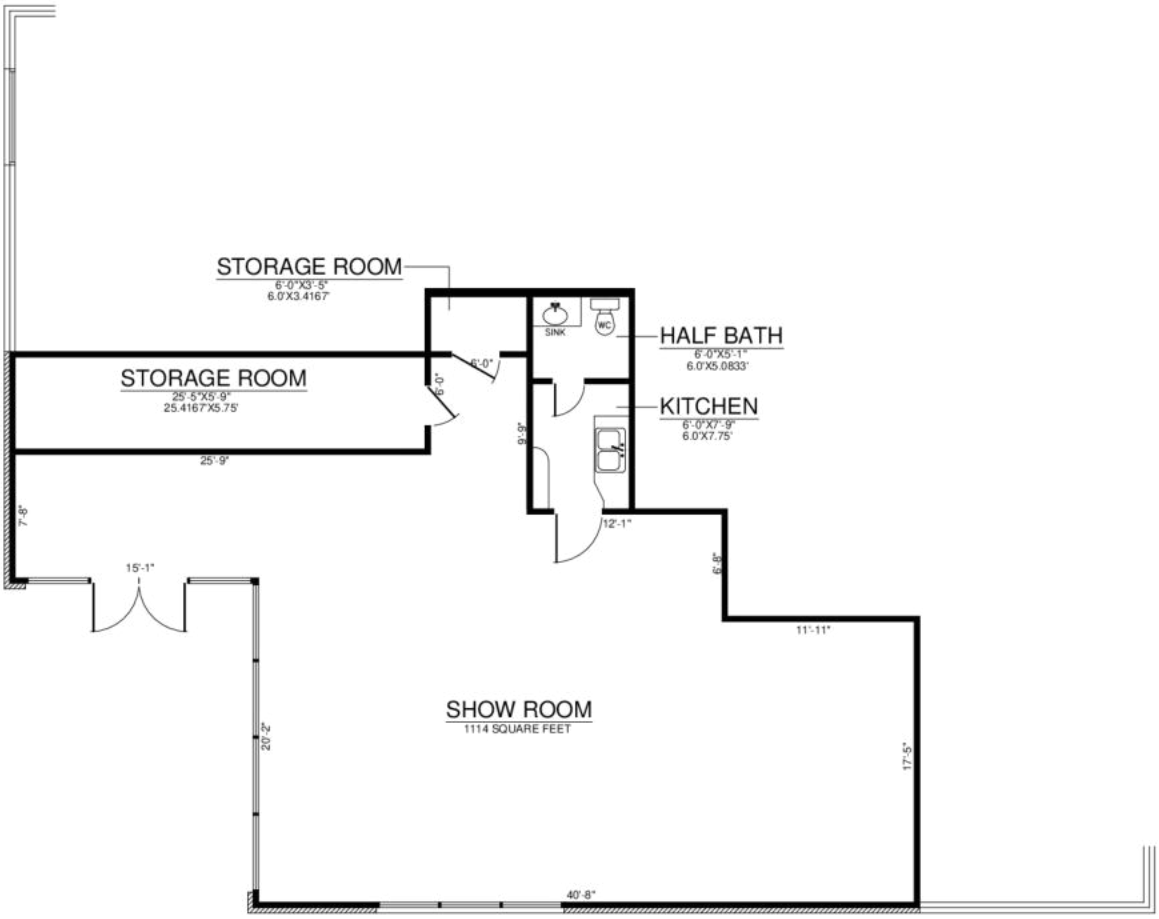

FLOOR PLAN

2834 S. SHERWOOD FOREST BLVD.
SUITE F-1

SQUARE FOOTAGE	
SHOW ROOM	1174 SQ.FT.
STORAGE ROOM	169 SQ.FT.
STORAGE ROOM	27 SQ.FT.
KITCHEN	56 SQ.FT.
HALF BATH	35 SQ.FT.
TOTAL	1461 SQ.FT.

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