

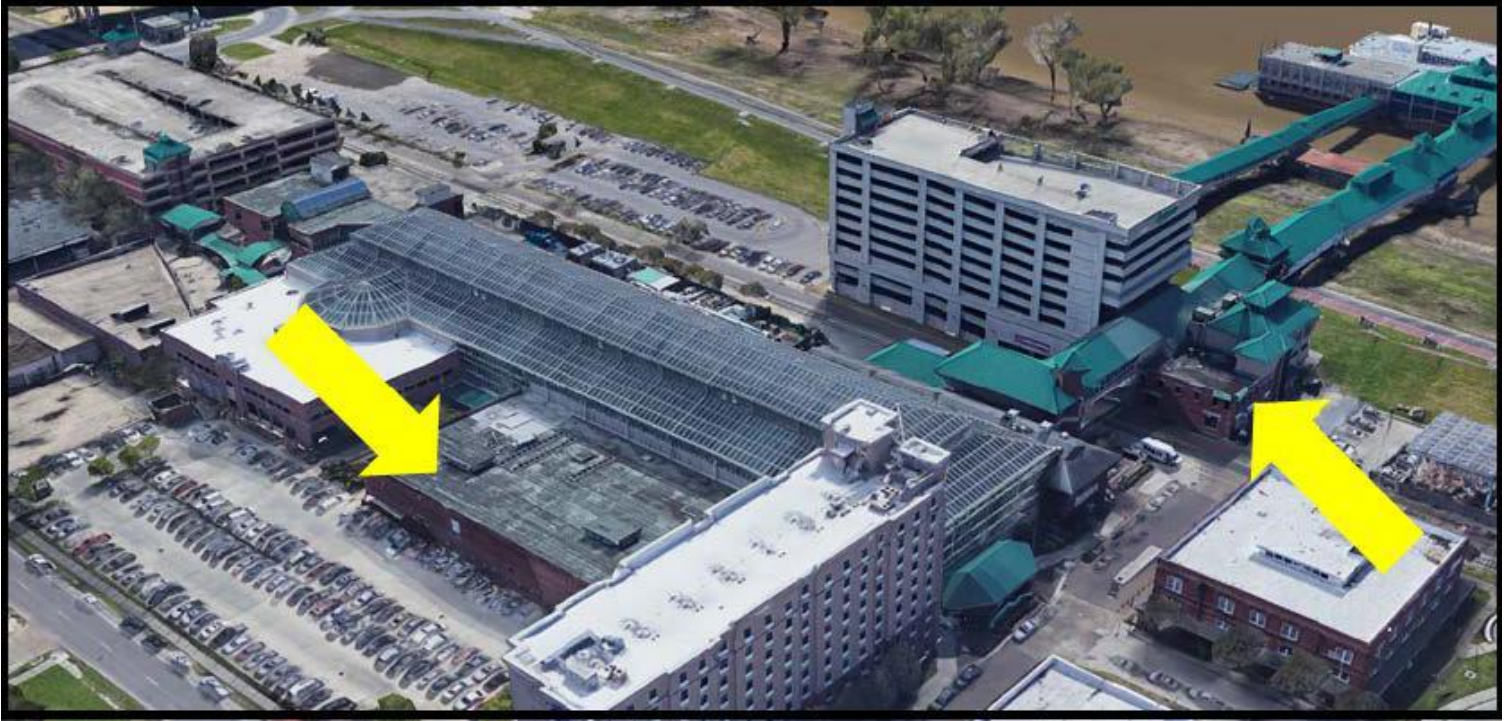


PROPERTIES FOR SALE

# CBD INVESTMENT OPPORTUNITY

103 FRANCE ST., BATON ROUGE, LA 70802

**56,000 SF AVAILABLE**

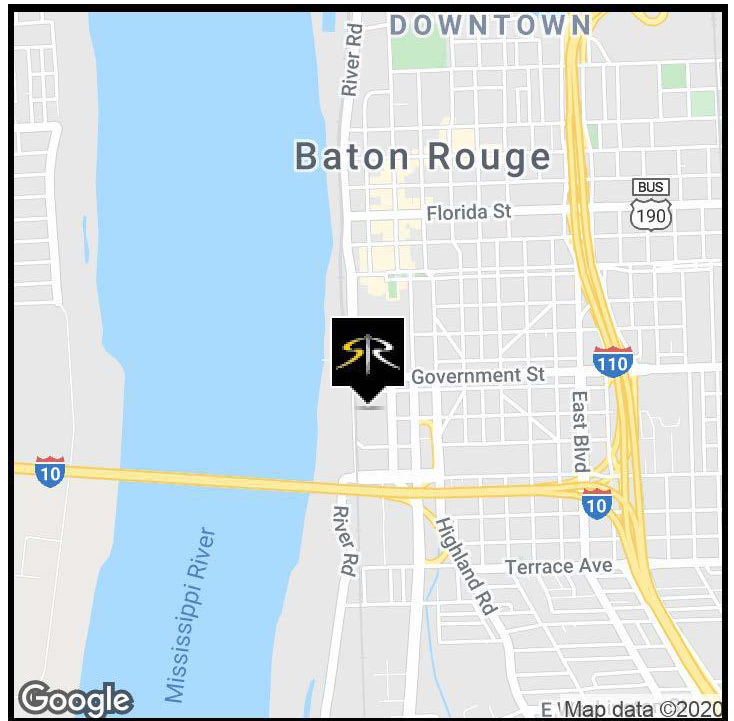


### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,250,000</b>
<b>Building Size:</b>	<b>56,000 SF</b>
<b>Cap Rate:</b>	<b>7.75%</b>

### PROPERTY HIGHLIGHTS

- Two historic buildings, both part of the Belle of Baton Rouge Casino / Hotel / Catfish Town operation.
- Both properties have had long-term leases with national credit tenants.
- A unique opportunity for real estate investment in downtown Baton Rouge.



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**Beauregard Catfish Town Atrium, Baton Rouge, LA**



**Beauregard Atrium Entry**



**Beauregard Aerial**

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**Beaugard Exterior**



**Shucks Exterior**



**Shucks Aerial**

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