



4626 Jamestown Ave

Baton Rouge, Louisiana 70808

Property Highlights

- Great Opportunity For Investor or Owner-Occupant
- One Suite Vacant- Approx. 1,171 SF
- Quick Access to I-10
- Ample Parking

Sale Price

\$439,000



For more information

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1700 City Farm Drive
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October 16, 2019

For Sale

Office Building

6,600 SF | \$439,000



Property Overview

Two story office building with shared common area of kitchen and bathrooms. Great opportunity for owner-occupant with income from other tenants. The exact square footage of the building is subject to review of a professional survey. Only one vacant suite left in the building.

Location Overview

The subject property is centrally located off of I-10 and College Drive within the College-Acadian sub-market. The building is directly off Jamestown Ave and has quick access to Constitution Ave. College Dr offers a wide variety of grocers, restaurants, banks, and gas stations.

SALE PRICE: **\$439,000**

LOT SIZE: **0.35 Acres**

BUILDING SIZE: **6,600 SF**

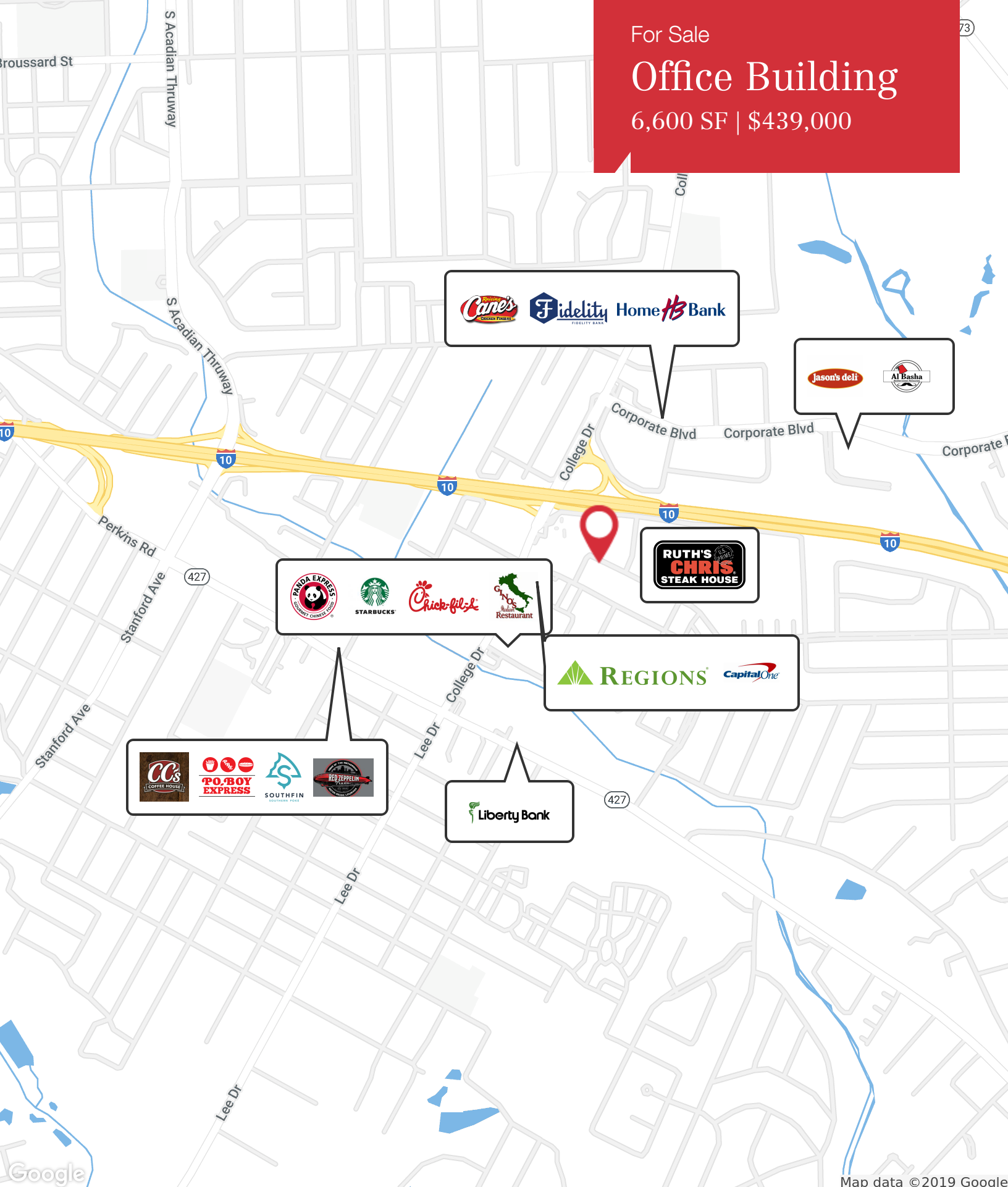
BUILDING CLASS: **B**

ZONING: **C-AB-1**

For Sale

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6,600 SF | \$439,000



Map data ©2019 Google



For Sale

Office Building

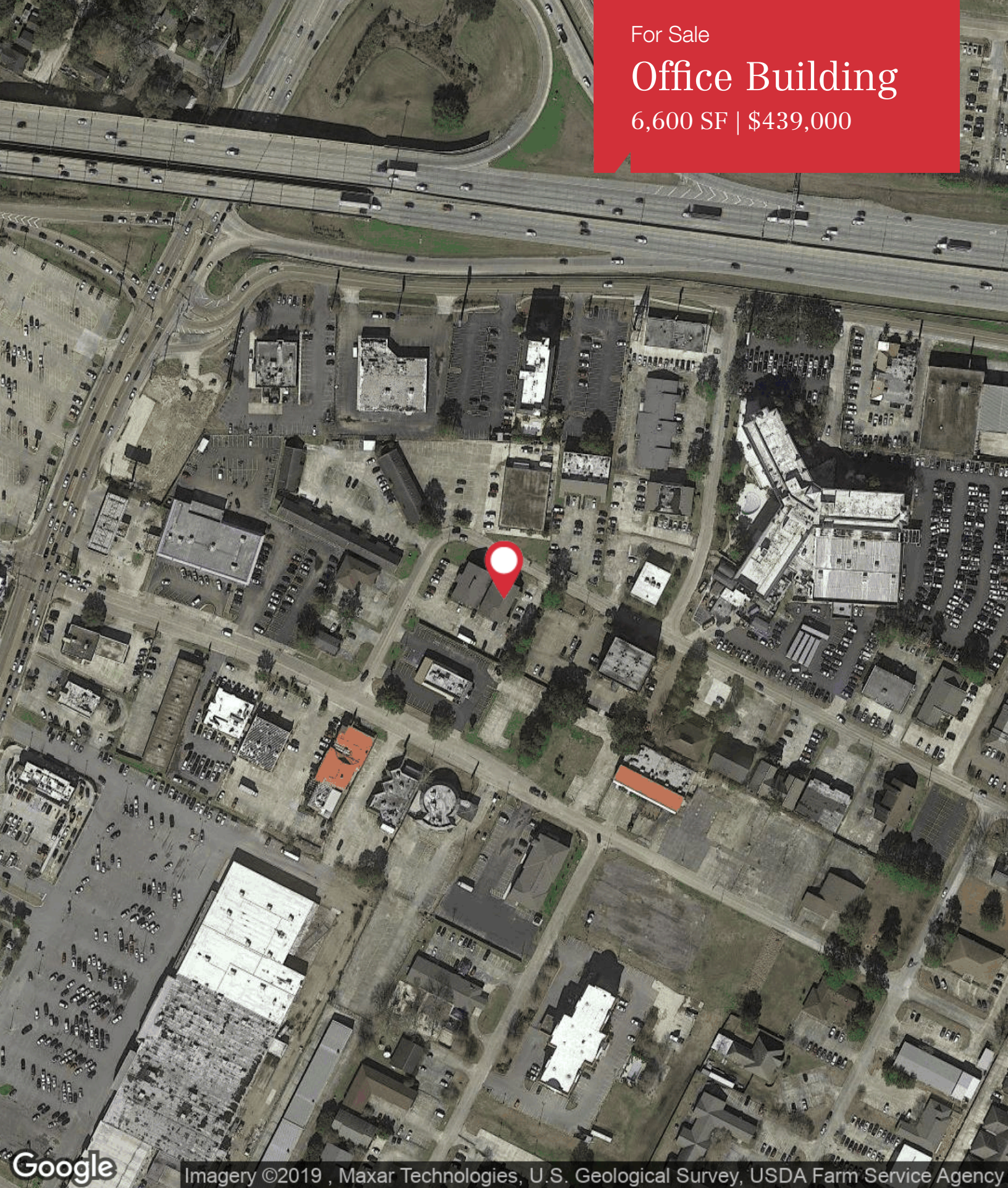
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For Sale

Office Building

6,600 SF | \$439,000

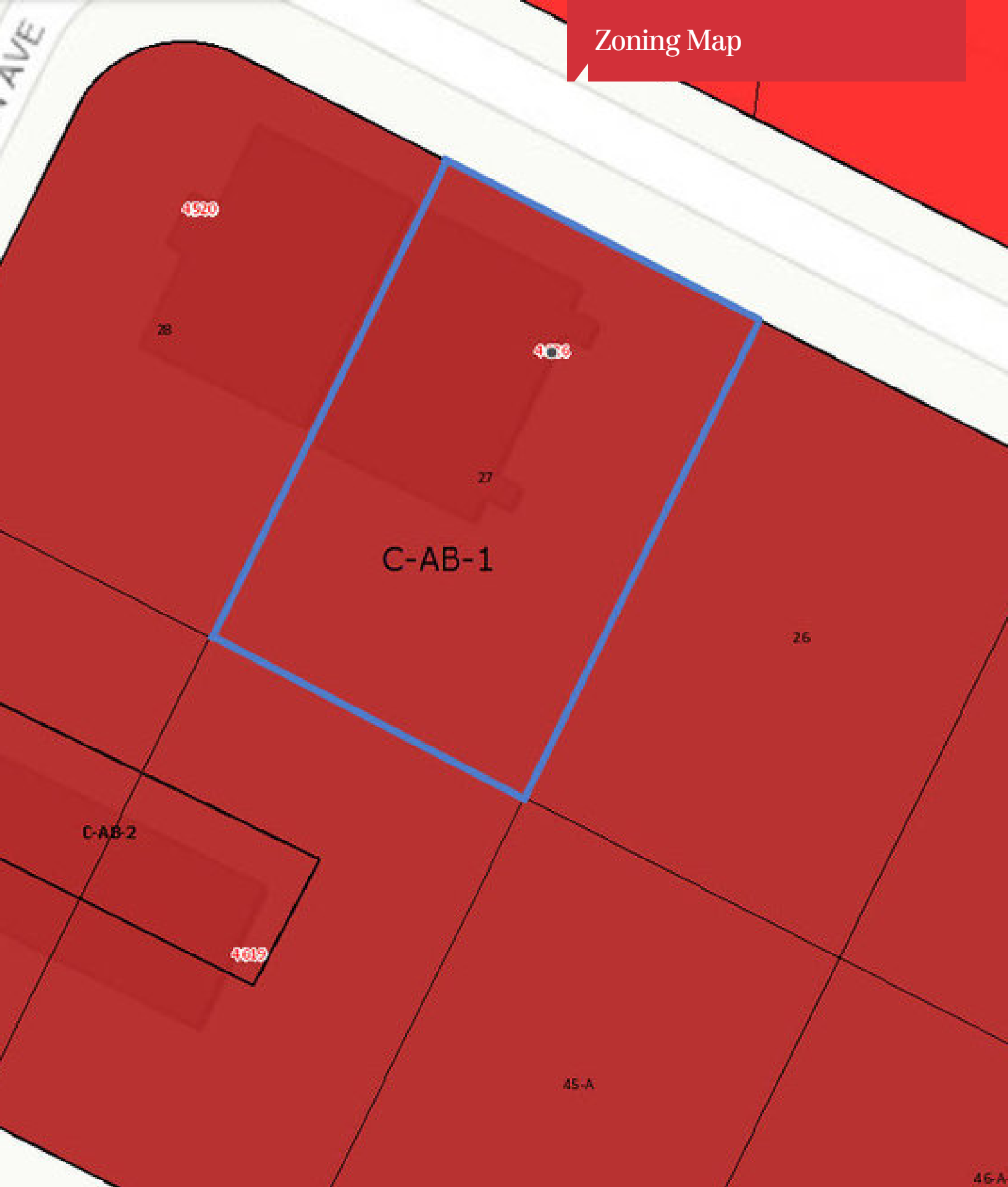


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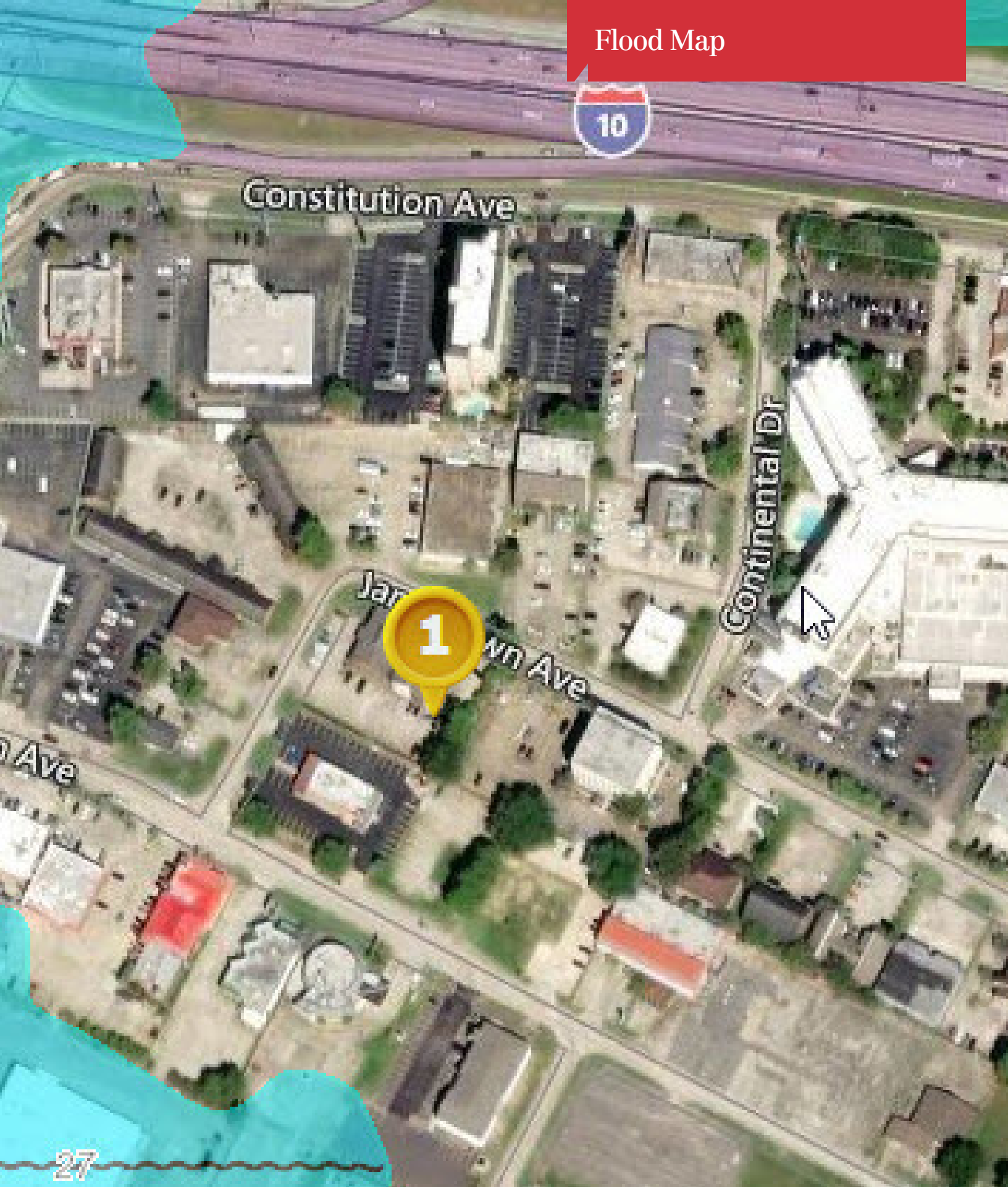
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Assessor Map



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Constitution Ave

Continental Dr

Jan Ave

Ave

Rent Roll

Tenant Name	Unit Number	Unit Size (SF)	Lease End	Annual Rent	% Of Building	Price Per SF/YR	Lease Start
Barber		921	8/31/2022	\$12,000	13.95	\$13.03	6/8/2012
Comfort Keepers		1,387	9/1/2022	\$18,031	21.02	\$13.00	9/1/2019
Travel University		915	3/21/2020	\$7,778	13.86	\$8.50	3/21/2019
Totals/Averages		0		\$37,809		\$11.73	