

For Sale

# Multi/Use

26,188 SF



## Union Oil Mill Building

400 Trenton Street  
West Monroe, Louisiana 71291

### Property Highlights

- 12 ft. Ceilings
- Common Area Courtyard
- Interior Brick Walls
- Large Master Suites
- Ouachita River View
- Unique Historic Renovations

### Property Description

The Union Oil Mill Building is a beautifully designed and renovated multi/use building. It is complete with Luna Piena Italian Bistro, an upscale dining Italian Restaurant, Coco's, a mercantile store featuring high-end home décor, a one of a kind office space, three upscale apartments and a 3878 SF unfinished space located on the second floor which could be used for commercial or residential. This one of a kind building was originally built in the 1880's. It is the oldest industrial building in Ouachita Parish. Each apartment has the highest quality finishes including granite counter-tops, heart of pine wood floors, stainless steel appliances, and exposed brick walls. The property is also in historic downtown West Monroe's Antique Alley which is complete with shopping, restaurants, night life, and host to many annual city events.

### OFFERING SUMMARY

<b>Sale Price</b>	\$3,775,000
<b>CAP Rate</b>	7.83
<b>Number of Units</b>	15
<b>Lot Size</b>	0.96 Acres
<b>Building Size</b>	26,188 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>3 Miles</b>	40,660	\$47,018
<b>5 Miles</b>	84,887	\$51,440
<b>7 Miles</b>	113,375	\$51,933

For more information

**John "Louis" Luffey III**

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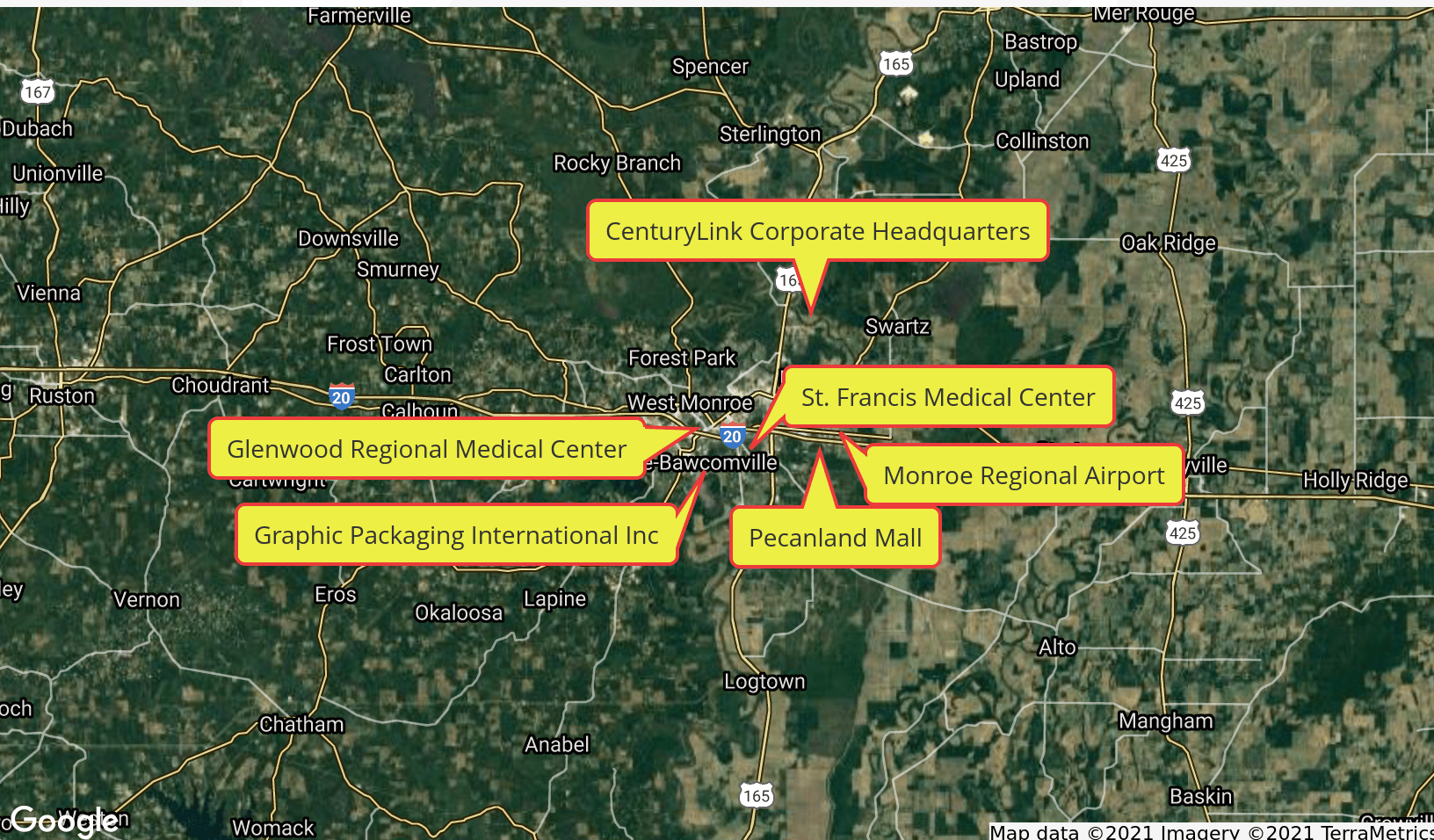
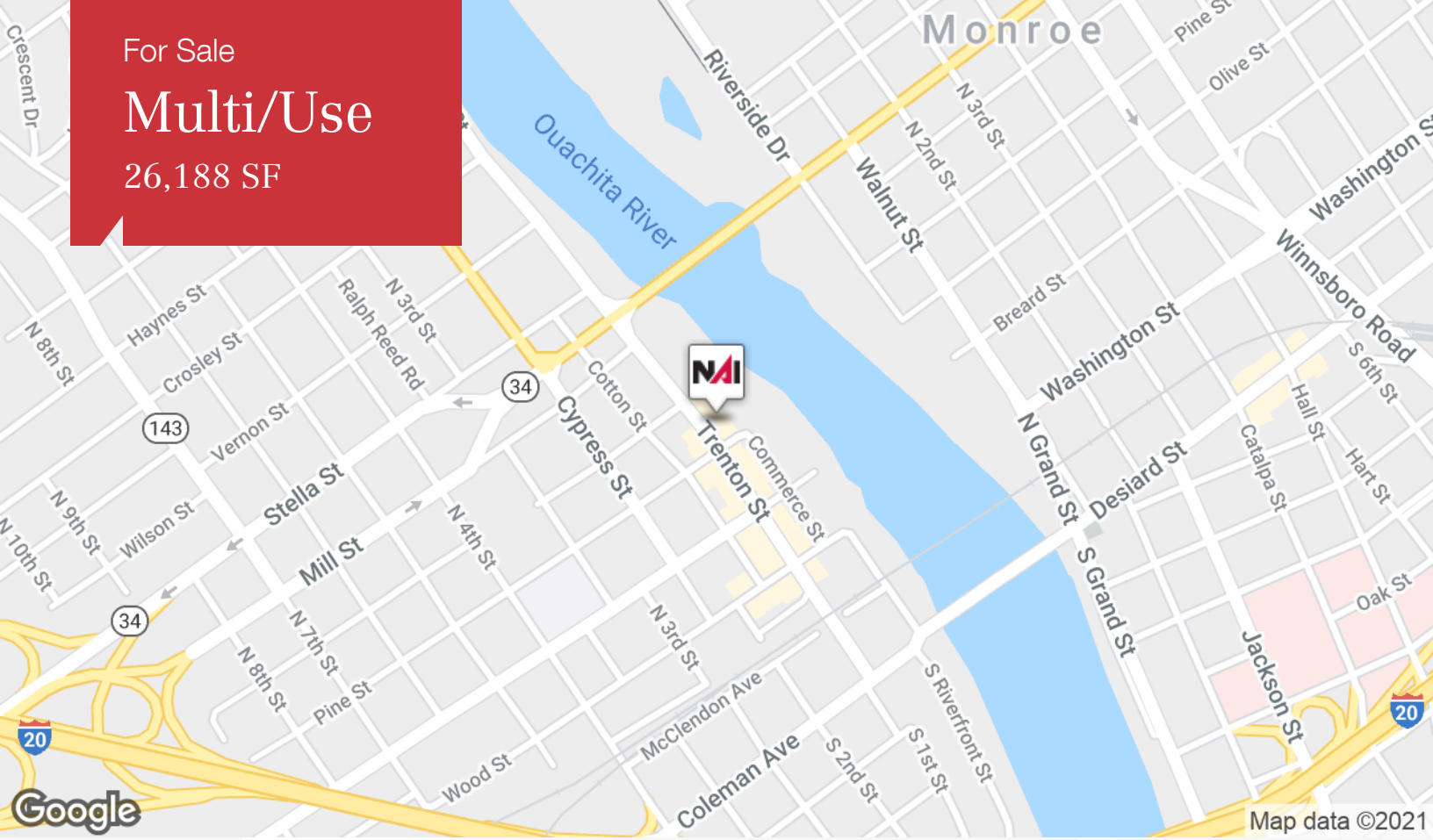
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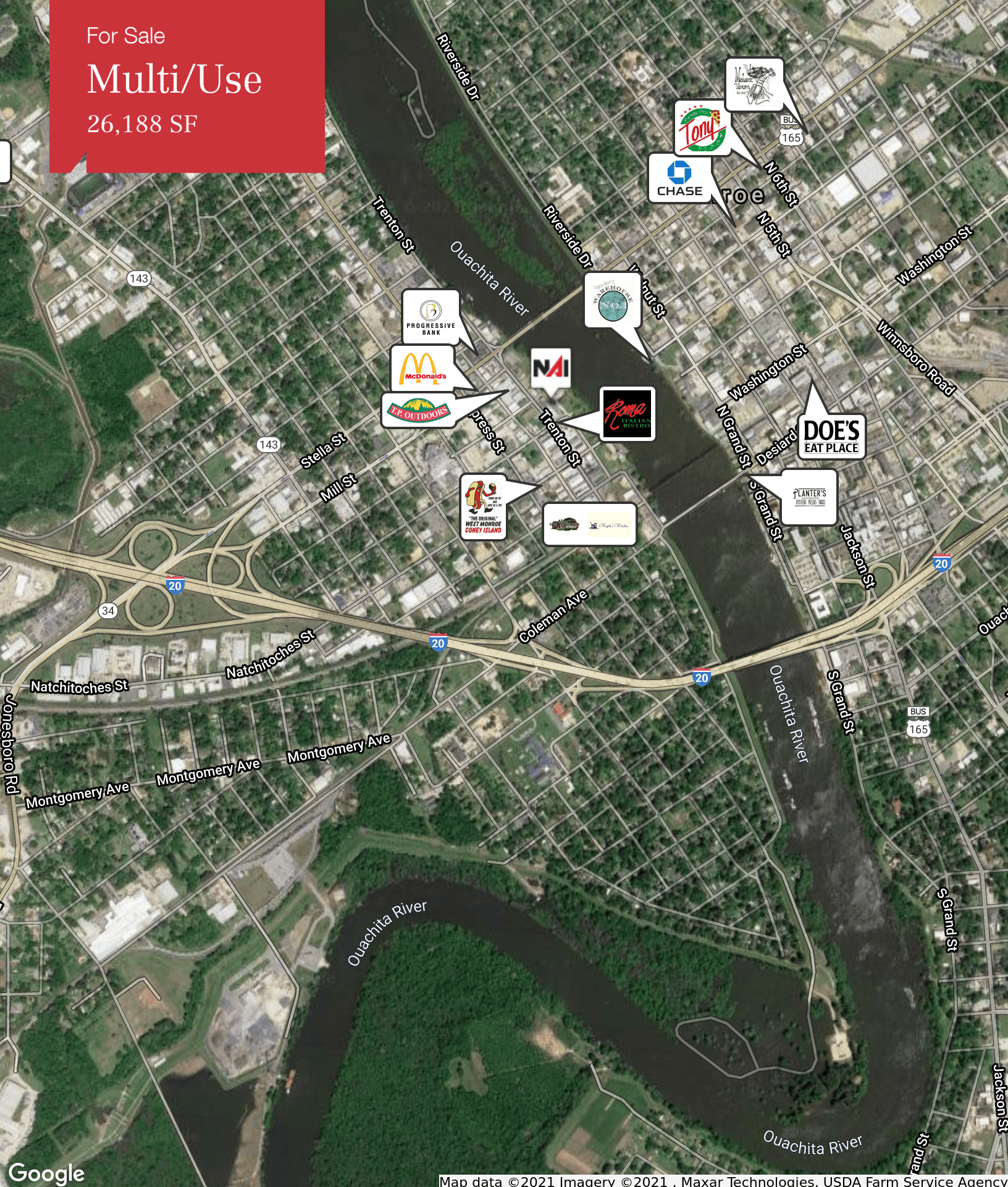
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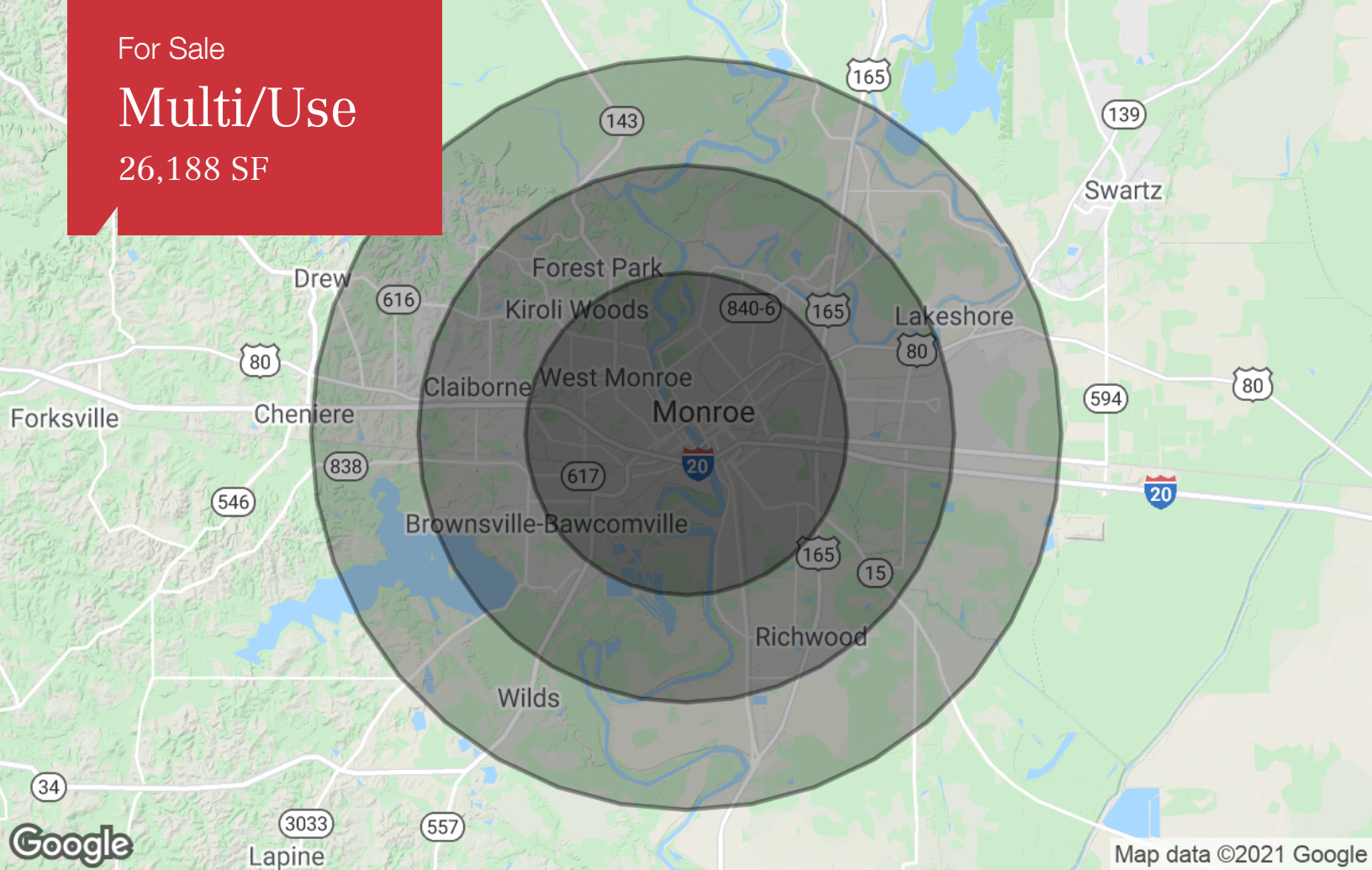


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### Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	40,660	84,887	113,375
MEDIAN AGE	35.4	34.5	33.8
MEDIAN AGE (MALE)	32.3	31.7	31.3
MEDIAN AGE (FEMALE)	37.5	36.6	35.8

### Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	16,344	32,495	42,980
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$47,018	\$51,440	\$51,933
AVERAGE HOUSE VALUE	\$97,080	\$162,364	\$155,325

### Race

	3 Miles	5 Miles	7 Miles
% WHITE	44.5%	48.0%	51.3%
% BLACK	54.1%	50.5%	47.2%
% ASIAN	0.2%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	1.2%	1.1%	0.9%

### Ethnicity

	3 Miles	5 Miles	7 Miles
% HISPANIC	1.6%	1.6%	1.5%

\* Demographic data derived from 2010 US Census

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