

# Property Summary



## City Hall Suites

413 Natchitoches Street  
West Monroe, Louisiana 71291

### Property Highlights

- Beautifully renovated former municipal building
- Seven apartments and two town homes
- Walking distance to offices, shopping, and nightlife
- Located in historic Downtown West Monroe

### Property Description

The City Hall Apartments are a beautifully designed and renovated multifamily complex complete with seven apartments and two town homes. This one of a kind building began construction in 1947 and was finished in 1949. It is home to West Monroe's second City Hall. The property was then purchased from the city by the current owner who transformed it into seven units which beautifully incorporate the original style and architecture in their design. The two town homes were later added to the property but were designed to accent the main building. 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>	\$1,250,000
<b>Number of Units</b>	9
<b>Lot Size</b>	0.49 Acres
<b>Building Size</b>	15,314 SF

### DEMOGRAPHICS

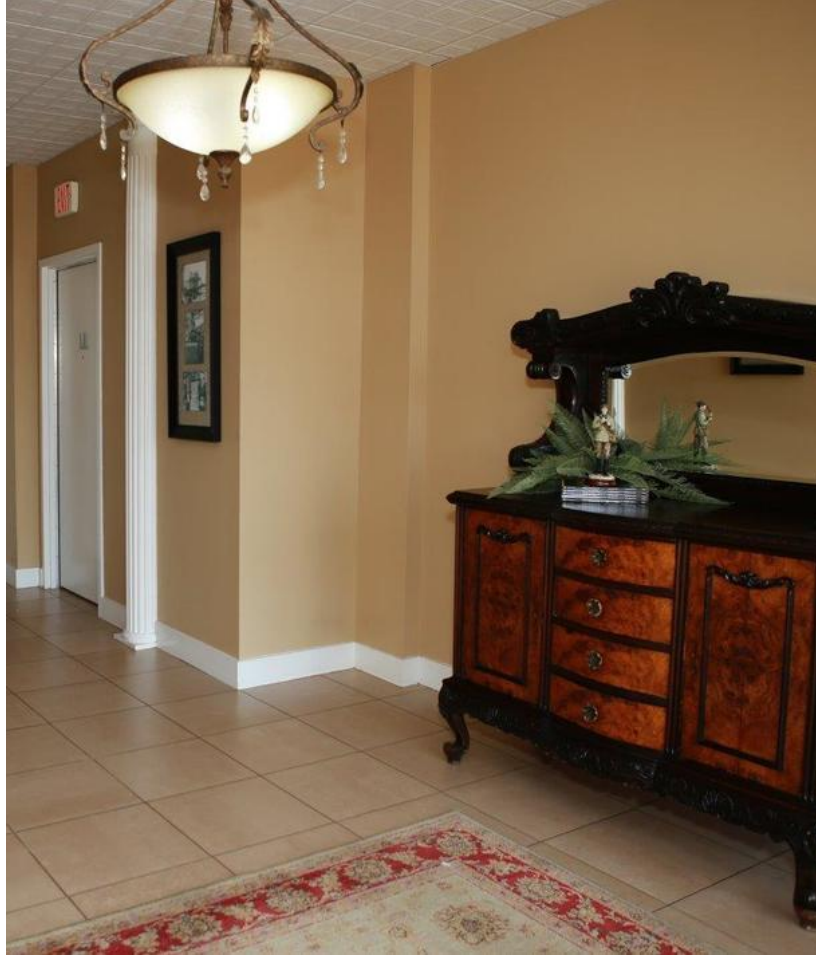
<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>3 Miles</b>	40,628	\$45,113
<b>5 Miles</b>	84,953	\$51,096
<b>7 Miles</b>	111,642	\$51,953

For more information

**John "Louis" Luffey III**

O: 318 807 2659 | C: 225 333 0603  
louis.luffey@faulkandfoster.com

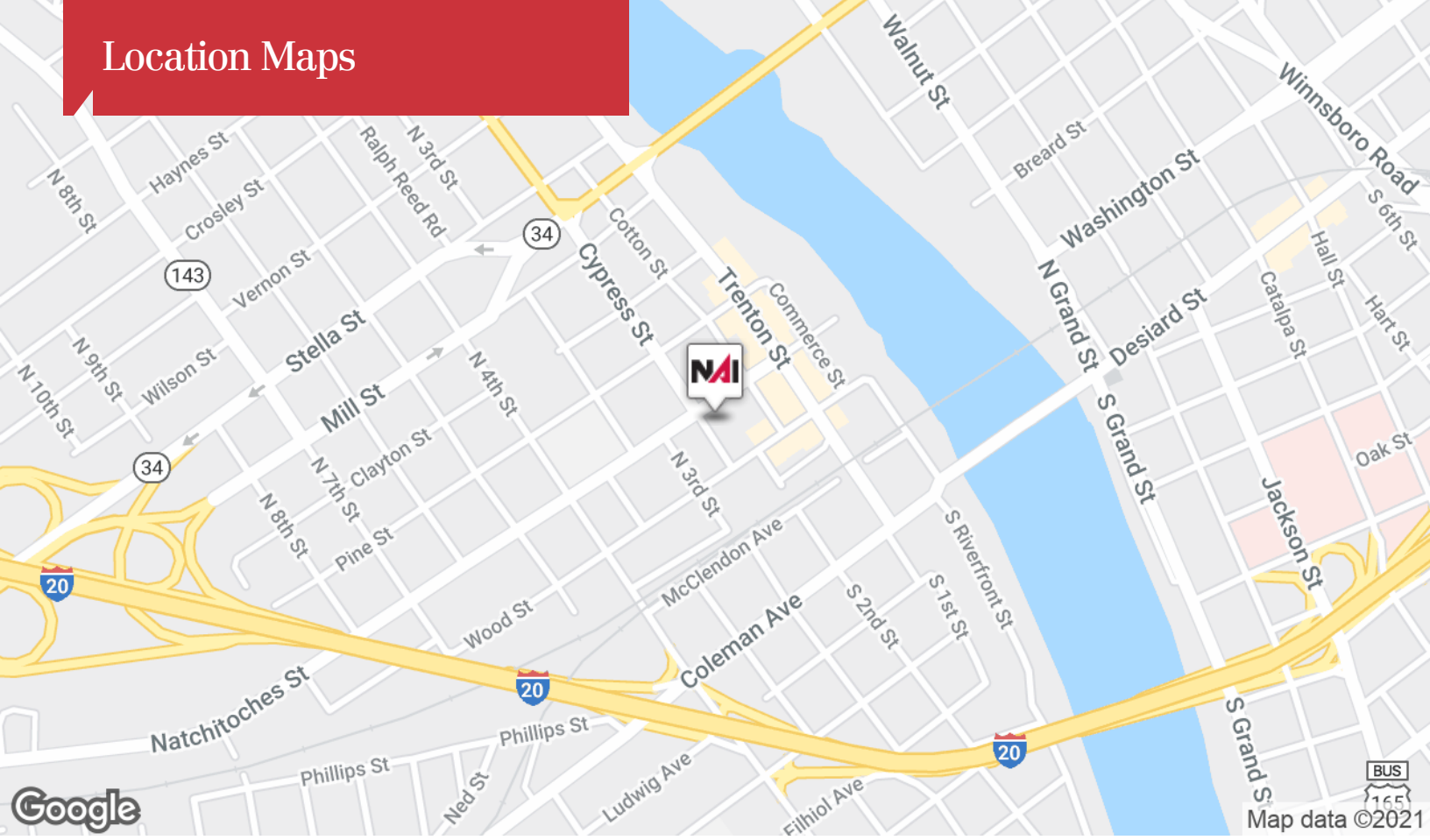
# Additional Photos



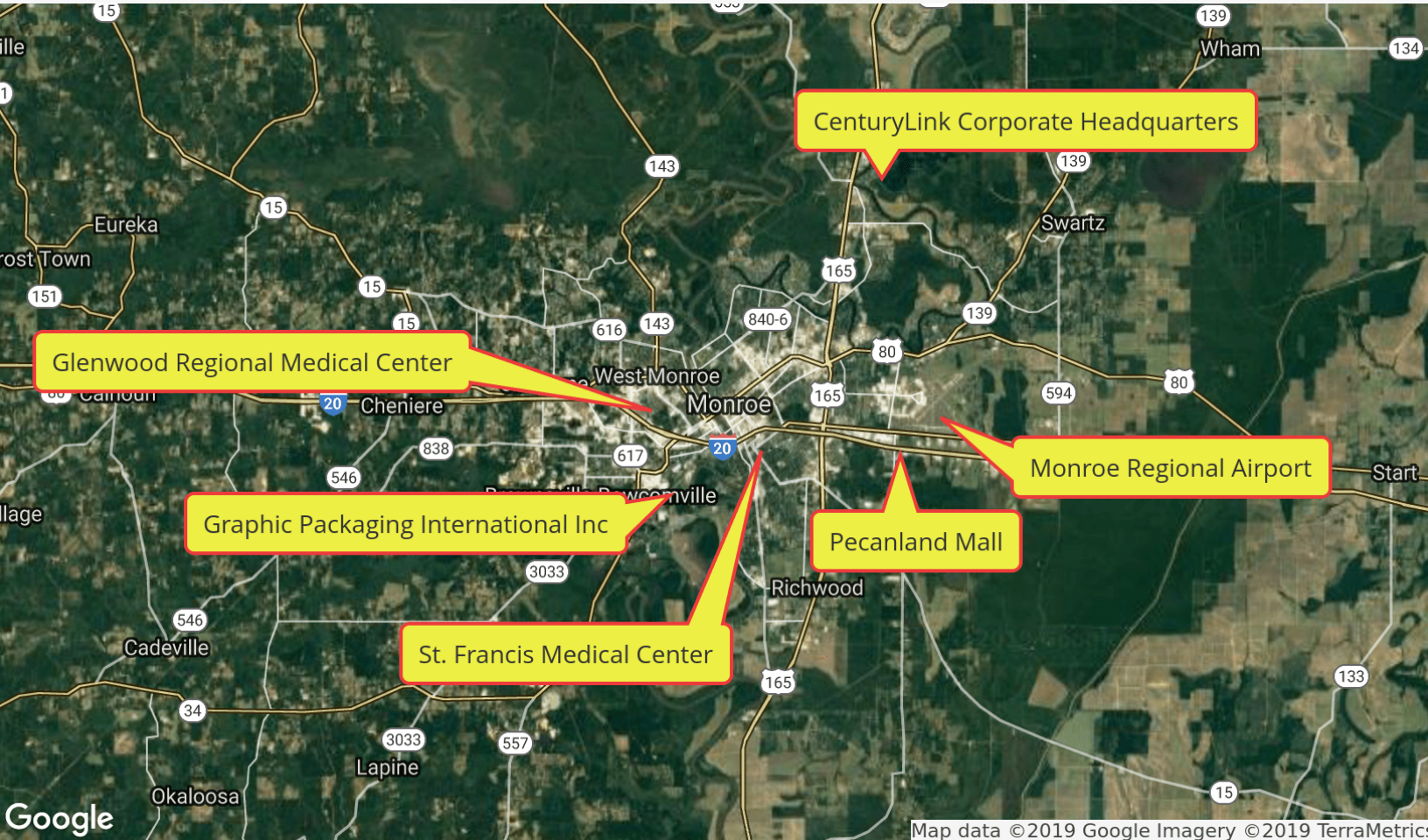
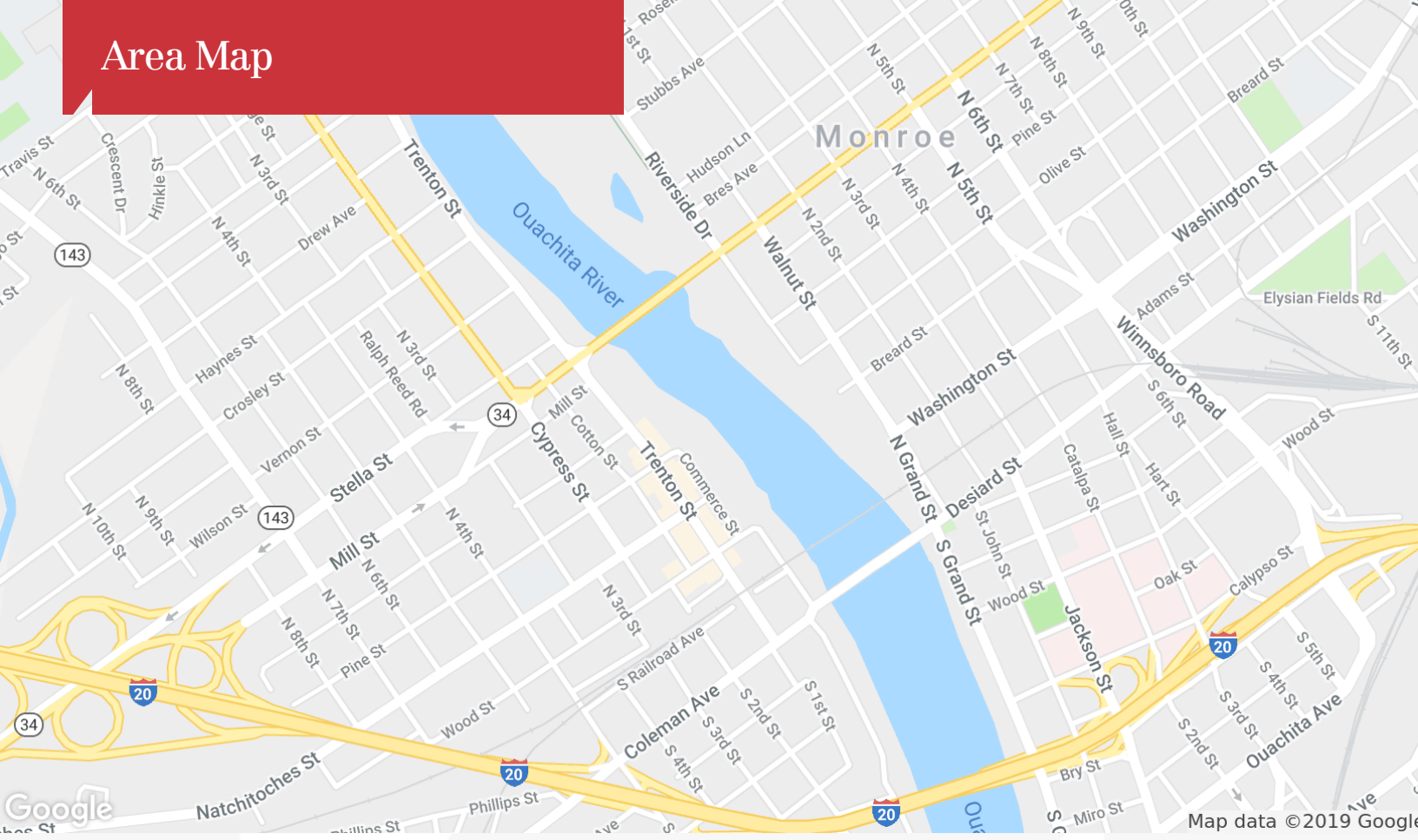
# Additional Photos



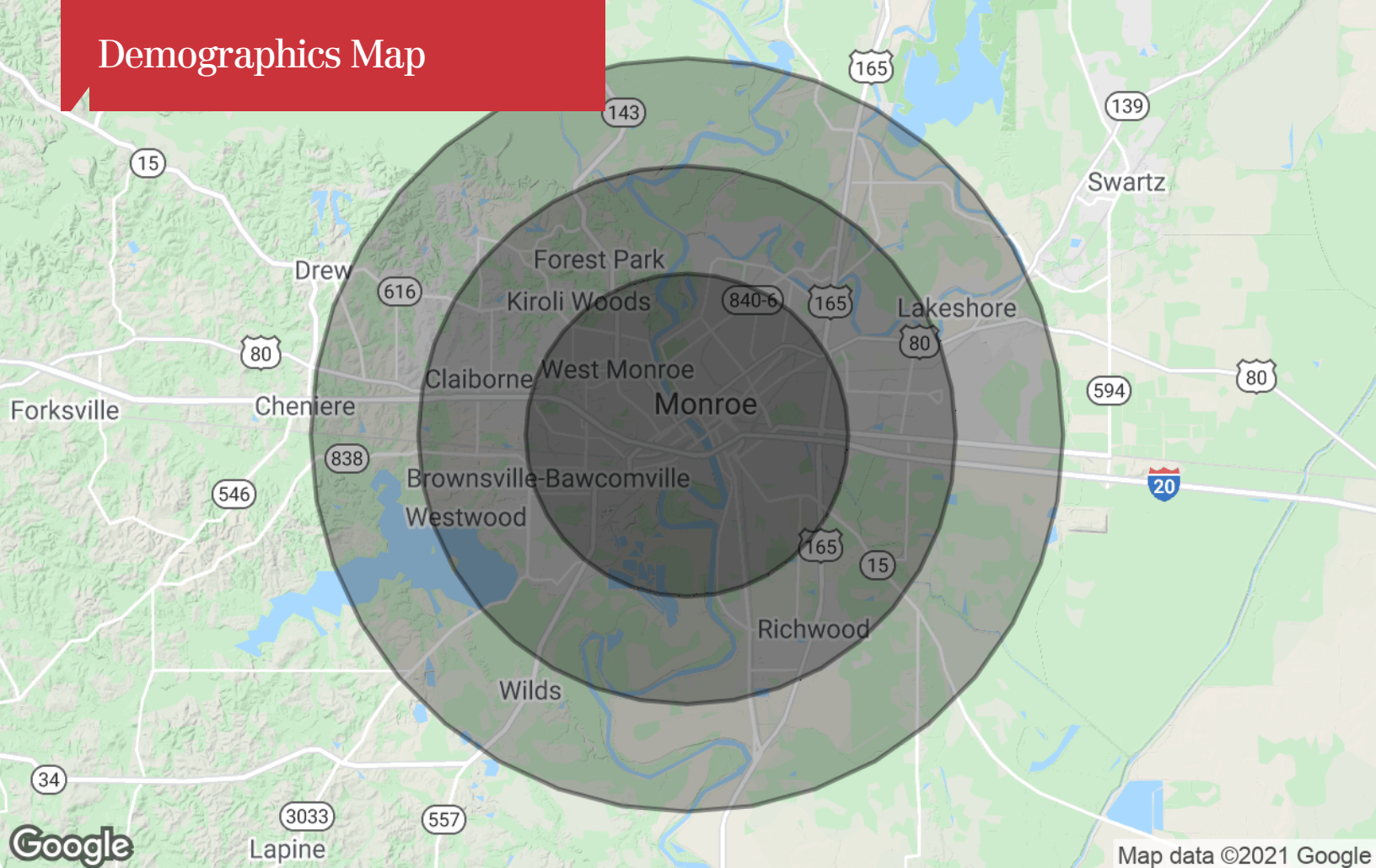
# Location Maps



# Area Map



# Demographics Map



<b>Population</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
TOTAL POPULATION	40,628	84,953	111,642
MEDIAN AGE	34.9	34.4	33.8
MEDIAN AGE (MALE)	31.8	31.6	31.3
MEDIAN AGE (FEMALE)	37.0	36.5	35.8
<b>Households &amp; Income</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
TOTAL HOUSEHOLDS	16,162	32,449	42,323
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$45,113	\$51,096	\$51,953
AVERAGE HOUSE VALUE	\$96,486	\$159,672	\$154,574
<b>Race</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
% WHITE	42.5%	47.6%	51.4%
% BLACK	56.1%	50.9%	47.1%
% 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%
<b>Ethnicity</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
% HISPANIC	1.6%	1.5%	1.5%

\* Demographic data derived from 2010 US Census



## John "Louis" Luffey III

Commercial Realtor

318.807.2659 tel

225.333.0603 cell

318.325.6324 fax

[louis.luffey@faulkandfoster.com](mailto:louis.luffey@faulkandfoster.com)