

# FOURPLEX AVAILABLE FOR SALE



1302 Jasper Ave, Baton Rouge, LA 70810



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$205,000
<b>BUILDING SIZE:</b>	4,400 SF
<b>ZONING:</b>	Rural

## PROPERTY OVERVIEW

Recently renovated fourplex in fast growing market. Currently 100% leased at \$700 per apartment per month. Tenants pay all utilities. Professionally managed. No viewings allowed until an acceptable offer has been received. Make all offers subject to inspections.

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

**DAVID VERCHER**  
Director  
O: 225.405.3257  
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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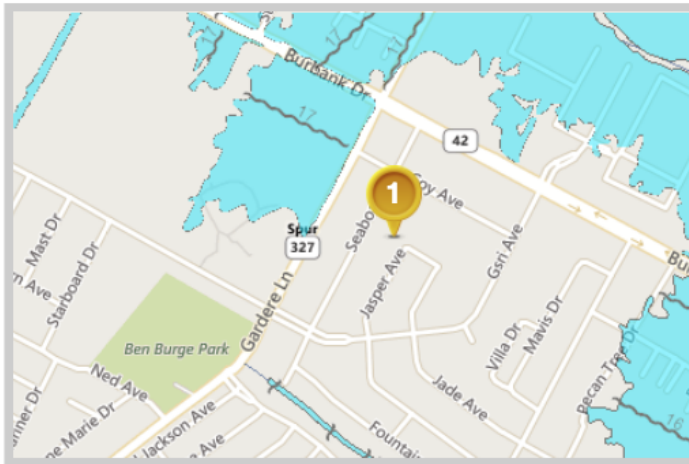
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## Louisiana Flood Map 1302 Jasper Ave Baton Rouge LA 70810



### Visible Layers

Effective FIRM

Bing Roads

### Point Coordinates

Point #	Lat., Long.
1	30.3571, -91.1236

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0330E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	19.2	N/A

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

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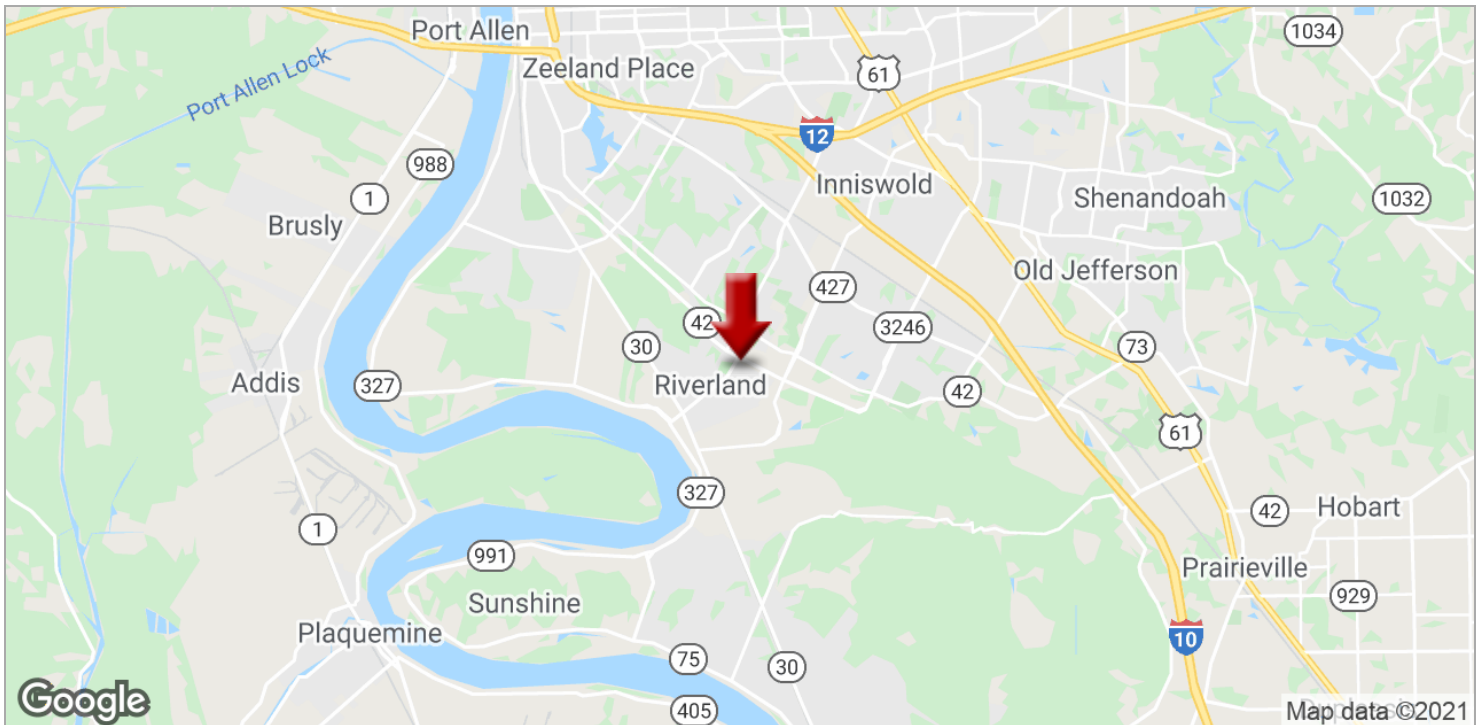
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