

# RARE HISTORIC DOWNTOWN BATON ROUGE PROPERTY FOR SALE



226 Laurel St, Baton Rouge, LA 70802



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$375,000
<b>BUILDING SIZE:</b>	1,240 SF
<b>ZONING:</b>	C1

## PROPERTY OVERVIEW

Rare opportunity to own property in Historic Downtown Baton Rouge. This Café is affordably priced to allow for a multitude of business options. The space has a full kitchen setup and has been used as a Café for the past several years. Sale includes exclusive servitude agreement for the adjacent alley. Price does not include FF&E

## PROPERTY HIGHLIGHTS

- Off street parking
- Superior interior finishes
- Lot measures 1,928sf +/-
- Space measures 1,240sf +/-
- Kitchen

**KW COMMERCIAL**  
8686 Bluebonnet Boulevard,  
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Director  
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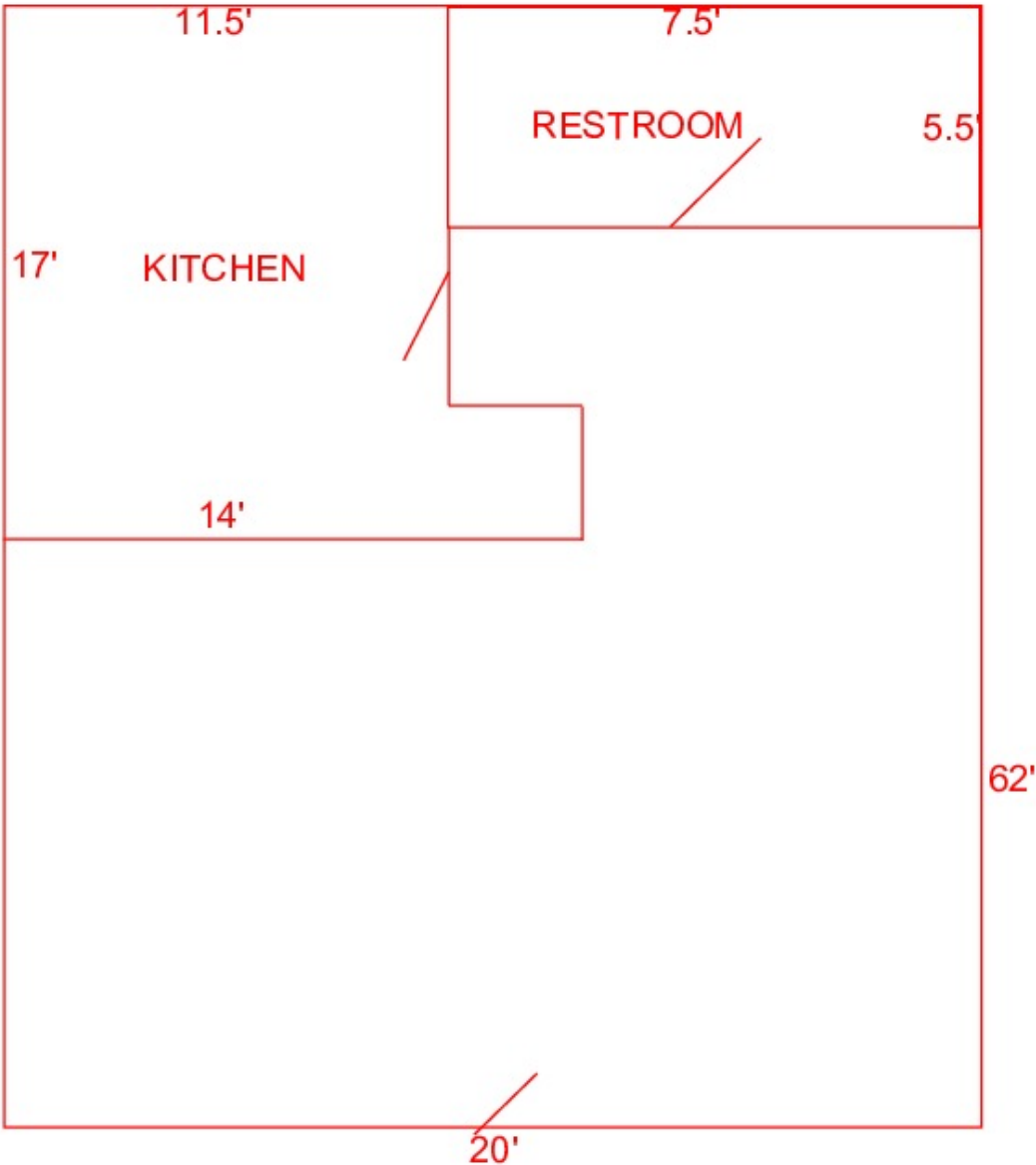
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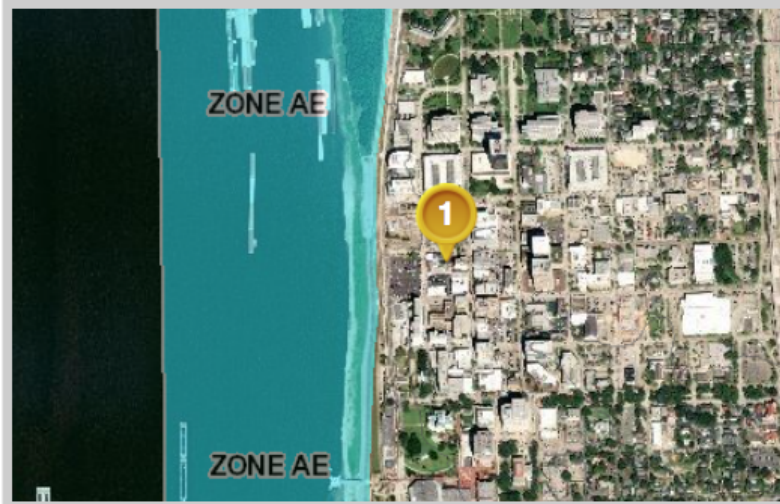
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## Louisiana Flood Map 226 Laurel Street Baton Rouge LA 70802



### Visible Layers

Effective FIRM

Bing Aerial

### Point Coordinates

Point #	Lat., Long.
1	30.4502, -91.1889

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	Wind Speed*
1	22033C0230E 5/2/2008	X	out	51.8	

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).

2. LRC (Louisiana Residential Code) Wind Speed as of February 1, 2018 is provided by Applied Technology Council's Wind Speed Service. This "Ultimate Design Wind Speed" must be used with the 2015 and later versions of the International Residential Code. See wind speed maps (<http://maps.lsuagcenter.com/windspeed/>) for earlier standards and applicable code versions.

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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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,797	55,769	134,810
Median age	30.6	31.1	30.4
Median age (male)	29.4	29.5	28.8
Median age (Female)	31.8	32.6	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,362	21,372	51,431
# of persons per HH	2.5	2.6	2.6
Average HH income	\$40,801	\$45,623	\$50,665
Average house value	\$104,494	\$165,177	\$219,587

\* Demographic data derived from 2010 US Census

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