



FORMER DERMATOLOGY CLINIC NEAR LSU

163 BURGIN AVE BATON ROUGE, LA 70808



OFFERED: FOR SALE

SALE PRICE: \$800,000 (\$199.15/SF)

±4,017 SF

- Full medical build-out: exam rooms, private offices, reception
- High-end finishes, on-site parking, and more
- Located off Highland Rd and ±4 mins from LSU
- Zoned C1 - Light Commercial

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 163 Burgin Ave offers a ±4,017 SF former dermatology clinic well-suited for medical, dental, or other professional office users in Baton Rouge.
- The property features high-end finishes, on-site parking, and a functional medical office layout to accommodate a variety of healthcare practices.
- Located just off Highland Rd, the property is surrounded by a mix of local and national retailers and is ±4 minutes from LSU, providing convenient access for patients and staff.
- Zoned C1 - Light Commercial.

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	163 Burgin Ave
City, State, Zip	Baton Rouge, LA 70808
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side Of The Street	Northwest
Road Type	Paved
Nearest Highway	Burbank Dr - Hwy 42
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	C1 - Light Commercial
APN #	533890
Lot Frontage	±75 ft
Lot Depth	±145 ft

BUILDING INFORMATION

Building Size	±4,017 SF
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

FLOOR PLAN



CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS



CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

INTERIOR PHOTOS

**CONTACT:**

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

AERIAL PHOTOS

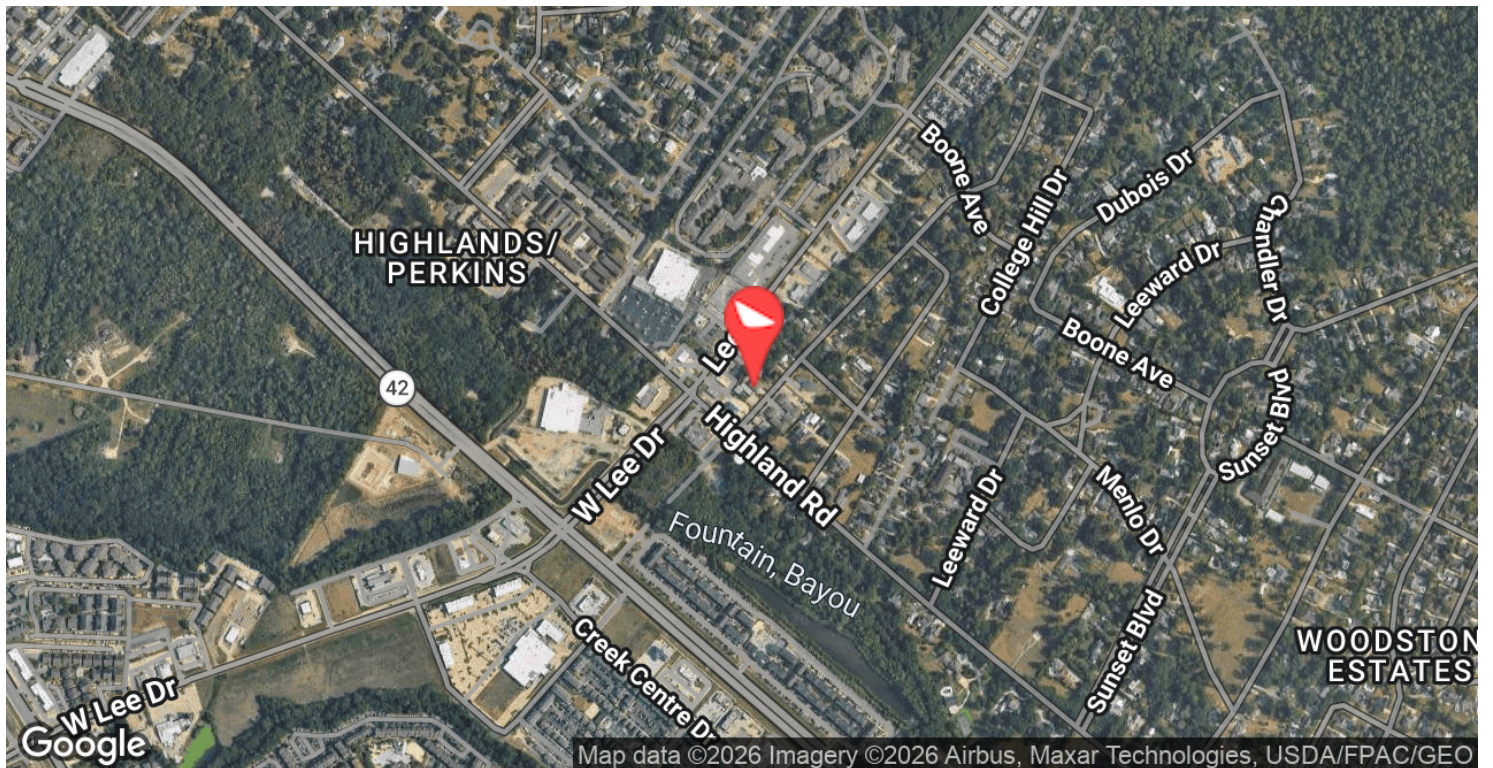
**CONTACT:**

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

LOCATION MAPS



CONTACT:

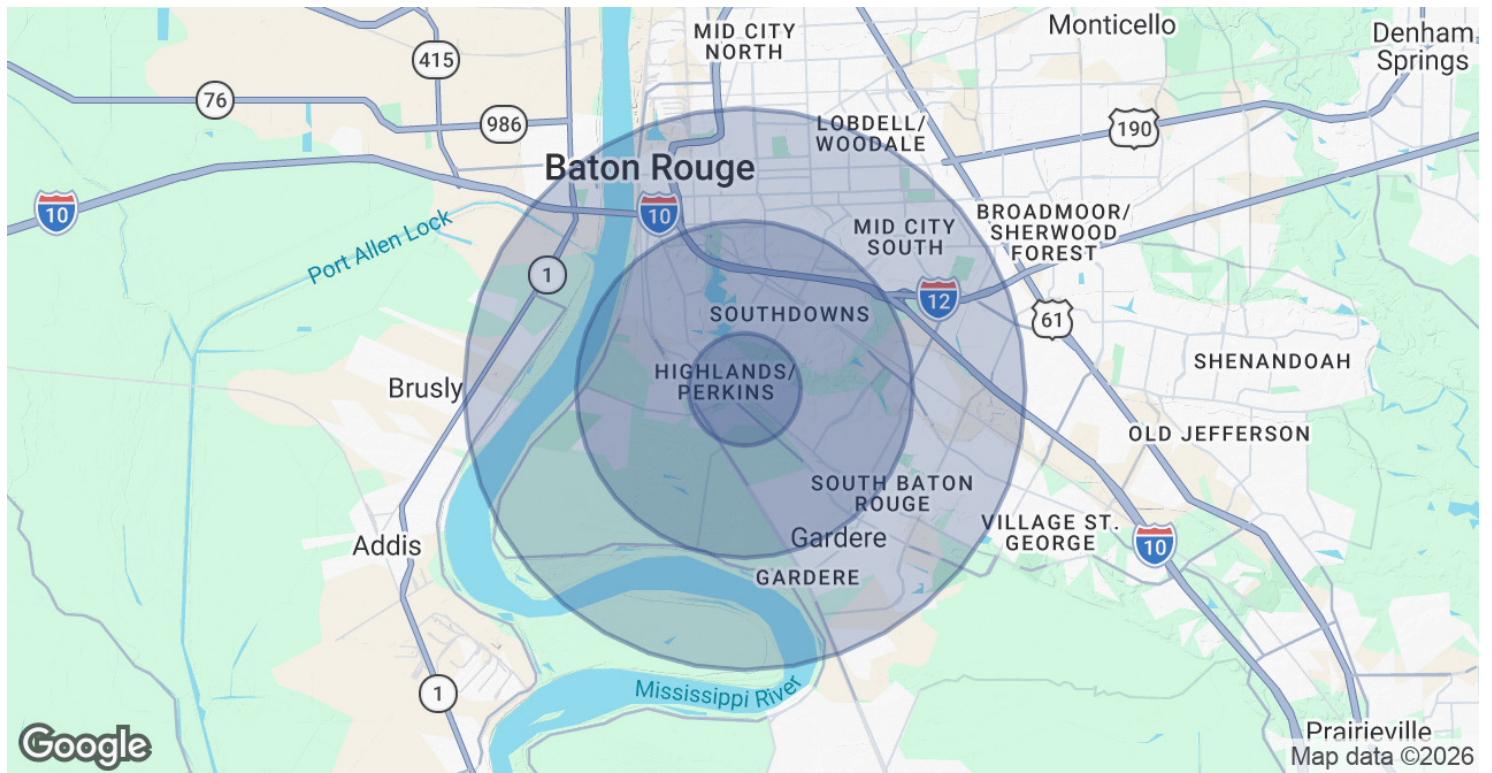
FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026

640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,830	65,703	143,970
Average Age	30.2	31.5	34.7
Average Age (Male)	31.8	31.6	35.2
Average Age (Female)	28.6	31.9	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,478	25,809	60,427
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$120,577	\$99,151	\$98,551
Average House Value	\$312,636	\$363,619	\$355,334

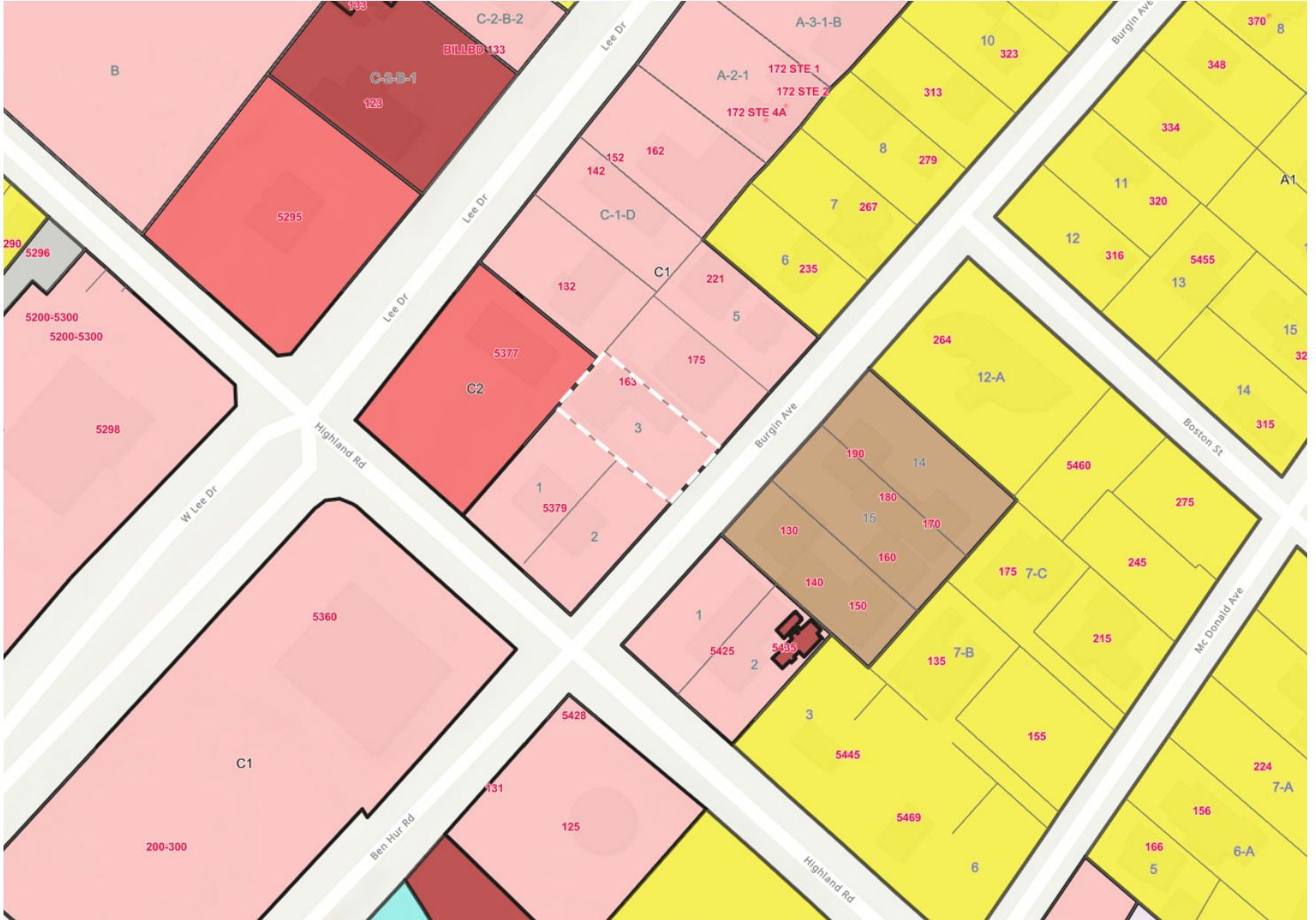
2023 American Community Survey (ACS)

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

ZONING MAP



C1 - LIGHT COMMERCIAL

Source: The municipality in which the property is located

CONTACT:

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

FLOOD ZONE MAP

**Pt. 1 (30.3940, -91.1587)**

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)

Flood Zone: X-AREA WITH REDUCED FLOOD

RISK DUE TO LEVEE

FIRM Panel ID: 22033C0245E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 42.8 ft

Community Info

What Does This Mean?

Clear Points

FLOOD ZONE: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEESource: maps.lsuagcenter.com/floodmaps**CONTACT:**

FABIAN EDWARDS, JD/DCL
985.974.8301

800.895.9329 | <https://elifinrealty.com> | August 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.