



FORMER MEDICAL OFFICE BUILDING WITH AMPLE PARKING

8334 O'HARA CT BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$475,000 (\$69.85/SF)

±6,800 SF

- ±31 on-site parking spaces and two-year old roof
- 4 entrances and nonstructural interior walls
- ±3-5 mins from Airline Hwy and US 190 Bus./Florida Blvd
- Zoned B1 - Transition

CONTACT:

LINDSAY REDHEAD, MBA ALEX RUCH
800.895.9329 225.485.0238

800.895.9329 | <https://elifinrealty.com> | June 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

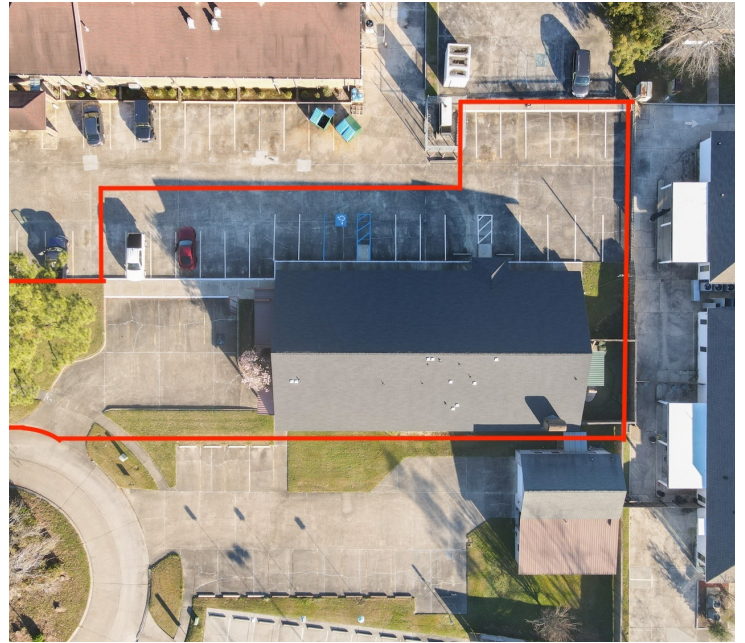
- Now for sale, 8334 O'Hara Ct offers a $\pm 6,800$ SF freestanding office building formerly used as a medical office.
- The property features approximately ± 31 on-site parking spaces and a 2-year-old roof.
- With four separate entrances and nonstructural interior walls throughout, the building allows for flexible layouts and reconfigurations to suit a variety of uses.
- Located ± 3 -5 minutes from Airline Hwy and US 190 Bus./Florida Blvd, the property offers convenient access to major corridors.
- Zoned B1-Transition.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	8334 O'Hara Ct
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Township	07S
Range	01E
Section	088
Side Of The Street	Southeast
Road Type	Paved
Nearest Highway	Airline Hwy - US 61
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	B1 - <i>Transition</i>
APN #	30858412

BUILDING INFORMATION

Building Size	±6,800 SF
Number Of Parking Spaces	31
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1
Number Of Floors	2

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INTERIOR PHOTOS



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AERIAL PHOTOS

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SURVEY

EARNINGS DERIVED FROM RTN GPS
THIS MADE AT THE PROJECT SITE.
DRAWINGS WERE MADE UTILIZING LSU
IN.

Q STATION: BATON ROUGE, LA (DOTD)

SE LONGHANA (DOTD)
13.87438° N
8.74038° W

IS AND DISTANCES SHOWN HEREON ARE
REFERENCED TO LA SOUTH ZONE 1702
11) (EPOCH: 2010.00) (ELLIPSOID: -

TO GEODETIC BEARINGS USE:

DISTANCES SHOWN HEREON TO
GROUND DISTANCES USE SCALE FACTOR:

ne 811

UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT
BY SURVEY. ONLY COAST SURVEY SOLUTIONS LLC
SEE OWNERS AND CONTRACTORS TO CONTACT LA ONECALL.

F.L.R.M. 220330225F, DATED 6-19-12, THE THIS
1 IN FLOOD ZONE "X".

(PER COMMUNITY)
EV. = 44.0' (PER COMMUNITY)

ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT
ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING
E DEPARTMENT OF PUBLIC WORKS.

SHOWN HEREON WERE SCALED AND SHOULD BE
PROXIMATE.

1.278

101

T = 20', CORNER SIDE = 20', SIDE = 5', BEAR = 35'

E. NO

RE: O

1. SUBURBAN

CO.

Y

EER-2

ION ROUGE CITY FIRE

WESTN

THAT THE SURVEY SHOWN HEREON WAS ACTUALLY
UND. UNDER MY DIRECT SUPERVISION AND THAT THIS
LD SURVEY ON WHICH IT IS BASED CONFORMS TO
PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR
BY AS ESTABLISHED BY THE LOUISIANA
RD OF ENGINEERS AND LAND SURVEYORS, AND THAT
IN ACCORDANCE WITH LA R.S. 33:5051, ET SEQ.,
ALL PARISH ORDINANCES GOVERNING THE
CO.
PROFESSIONAL CERTIFICATE TO THE CLIENT SHOWN HEREON DOES
NOT GUARANTEE THE PLAT IS PROPERLY SIGNED BY THE CERTIFIED

Robert
R. P.L.S.



SS
SOLUTIONS

SURVEYING CONSULTANTS
17535 George Onal Road
Baton Rouge, Louisiana 70817
(225) 485-2419 V.P. No. 838

THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR
CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT
MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

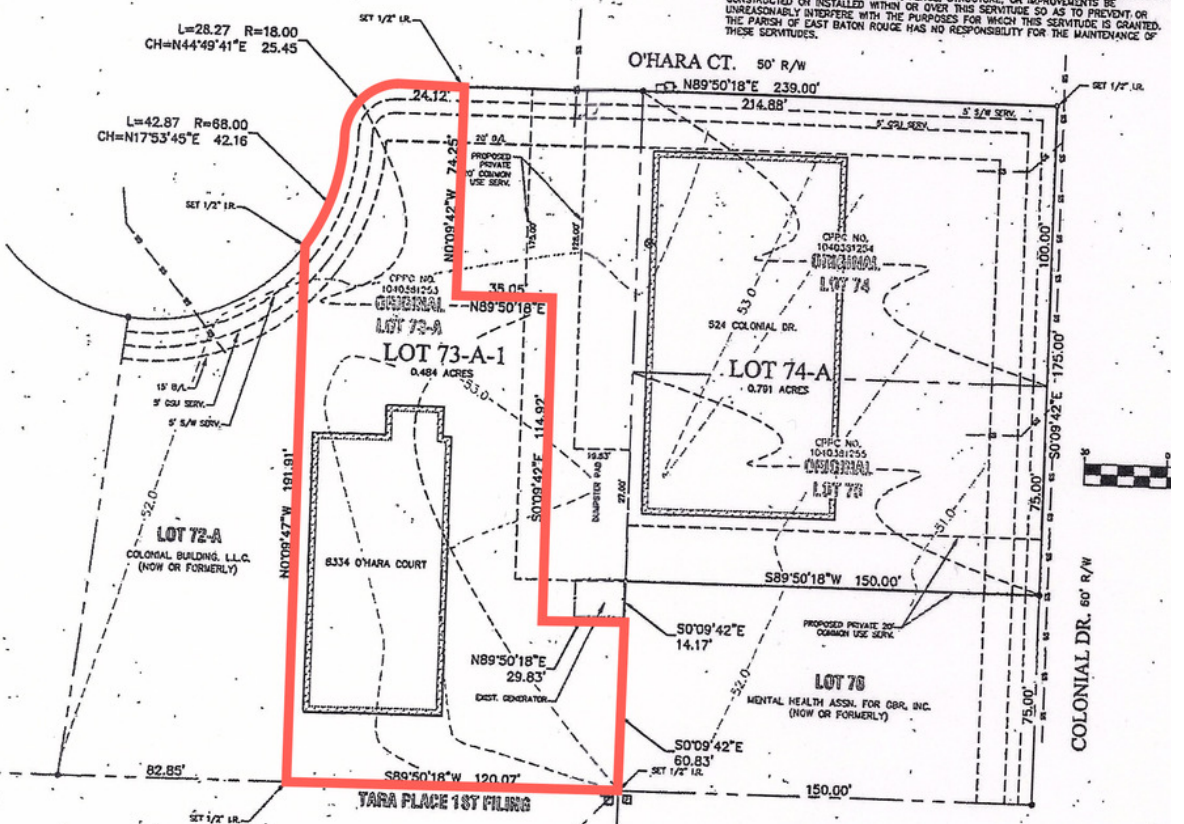
PLAT NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE
PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL
APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES
GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO
FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE
PROVISIONS OF CHAPTER 13 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN
APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND
DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

WITH STORM WATER MANAGEMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY
15.13 OF THE UNITED DEVELOPMENT CODE, LAST REVISION.

PUBLIC DEDICATION:
THE STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED
ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF
UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL
USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL
ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED
WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY
INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

COMMON USE SERVITUDES:
THE PROPOSED PRIVATE 20' AND 30' COMMON USE SERVITUDES SHOWN HEREON IS
HEREBY DEDICATED IN BENEFIT OF LOTS 73-A-1 AND 74-A AS A MEANS OF PROVIDING
ACCESS, PARKING, AND OTHER REASONABLE USES. NO SHRUBS OR OTHER PLANTS MAY
BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE
CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS SERVITUDE SO AS TO PREVENT OR
UNREASONABLY INTERFERE WITH THE PURPOSES FOR WHICH THIS SERVITUDE IS GRANTED.
THE PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF
THOSE SERVITUDES.



WD 1-3
73-A 564346
74 564354
75 564362

LOT 21-A
TARA PLACE 1ST FILING
APOLLO HOSPITAL PROPERTIES, LLC
(NOW OR FORMERLY)

MAP SHOWING SURVEY & EXCHANGE OF PROPERTY BETWEEN
LOTS 73-A, 74, & 75 TARA PLACE, 2ND FILING
INTO
LOTS 73-A-1 & 74-A

LOCATED IN SECTION 88, T-7-S, R-1-E,
ST. HELENA MERIDIAN,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA
FOR
COLONIAL BUILDING, LLC

REFERENCE MAPS:
1) FINAL PLAT OF TARA PLACE 2ND FILING, BY EDWARD
EVANS, P.L.S., DATED 4/12/73 AND REVISED 11/29/73.

• DENOTES SET X IN CONCRETE UNLESS OTHERWISE
• DENOTES FOUND 1/2" IRON PIPE UNLESS OTHERWISE

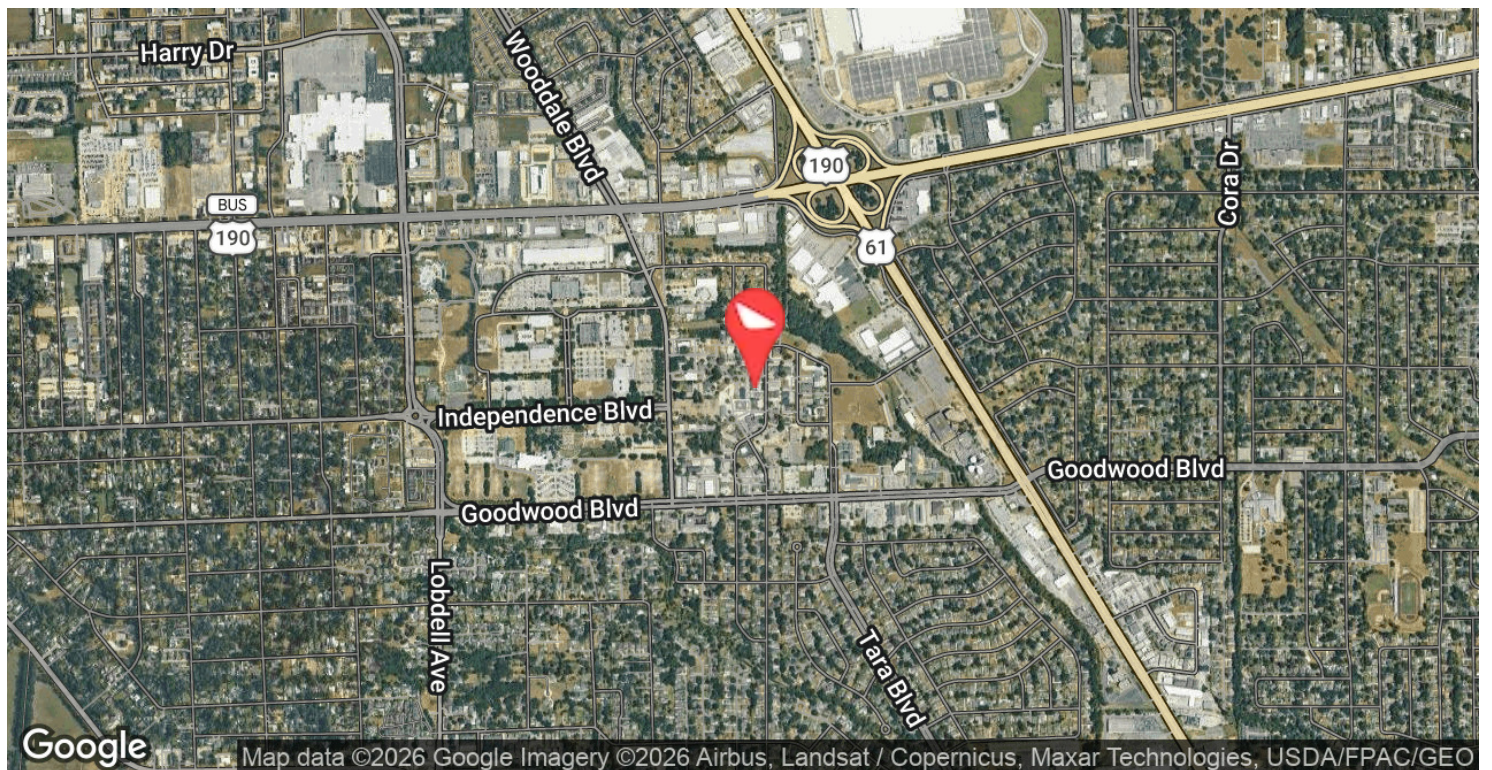
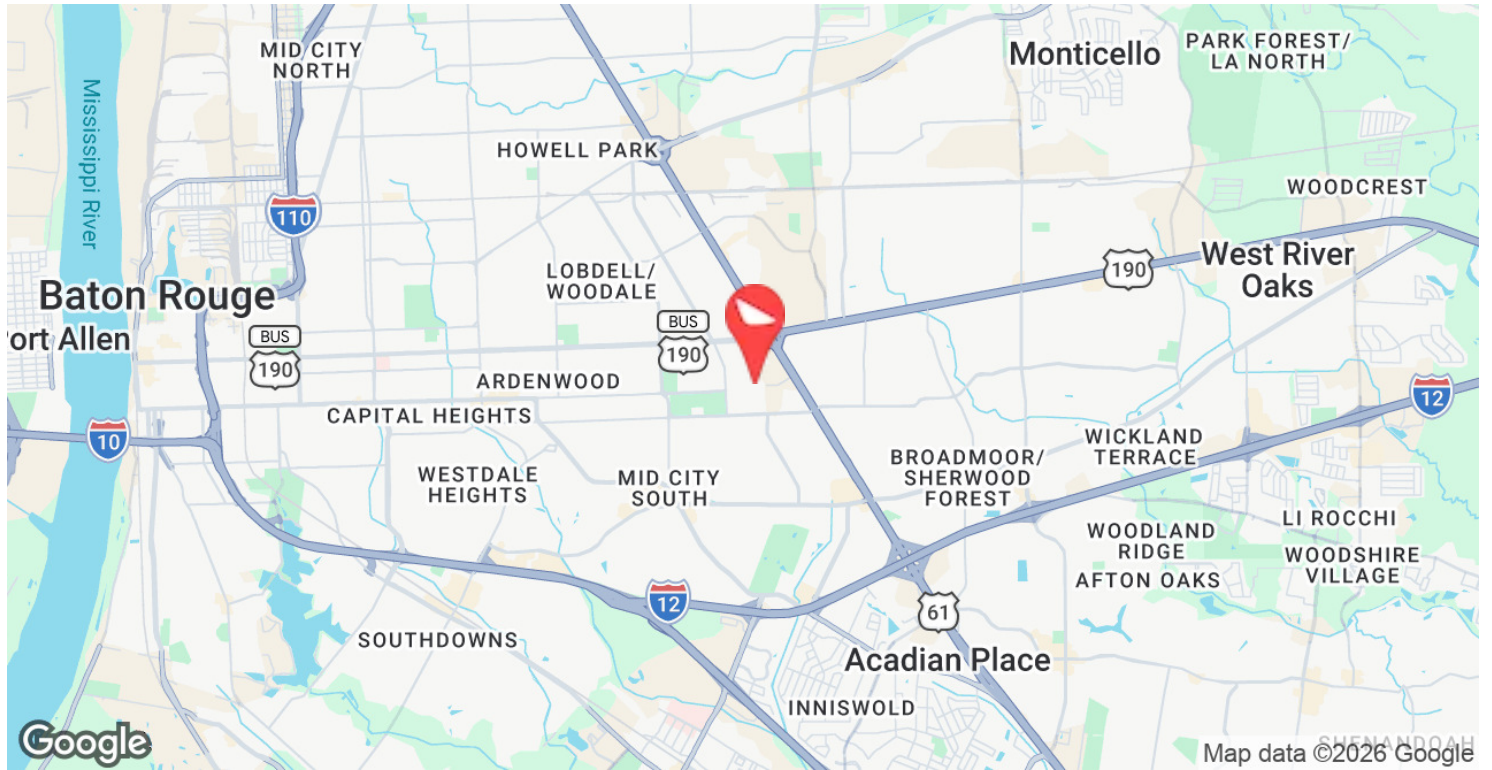
LEGEND	
○	DROP INLET
□	POWER JUNCT. BOX
○	TELEPHONE PEDESTAL
○	POWER POLE
○	FIRE HYDRANT
○	WATER METER
○	WATER VALVE
○	LIGHT POLE
—	OVERHEAD UTILITIES

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LOCATION MAPS

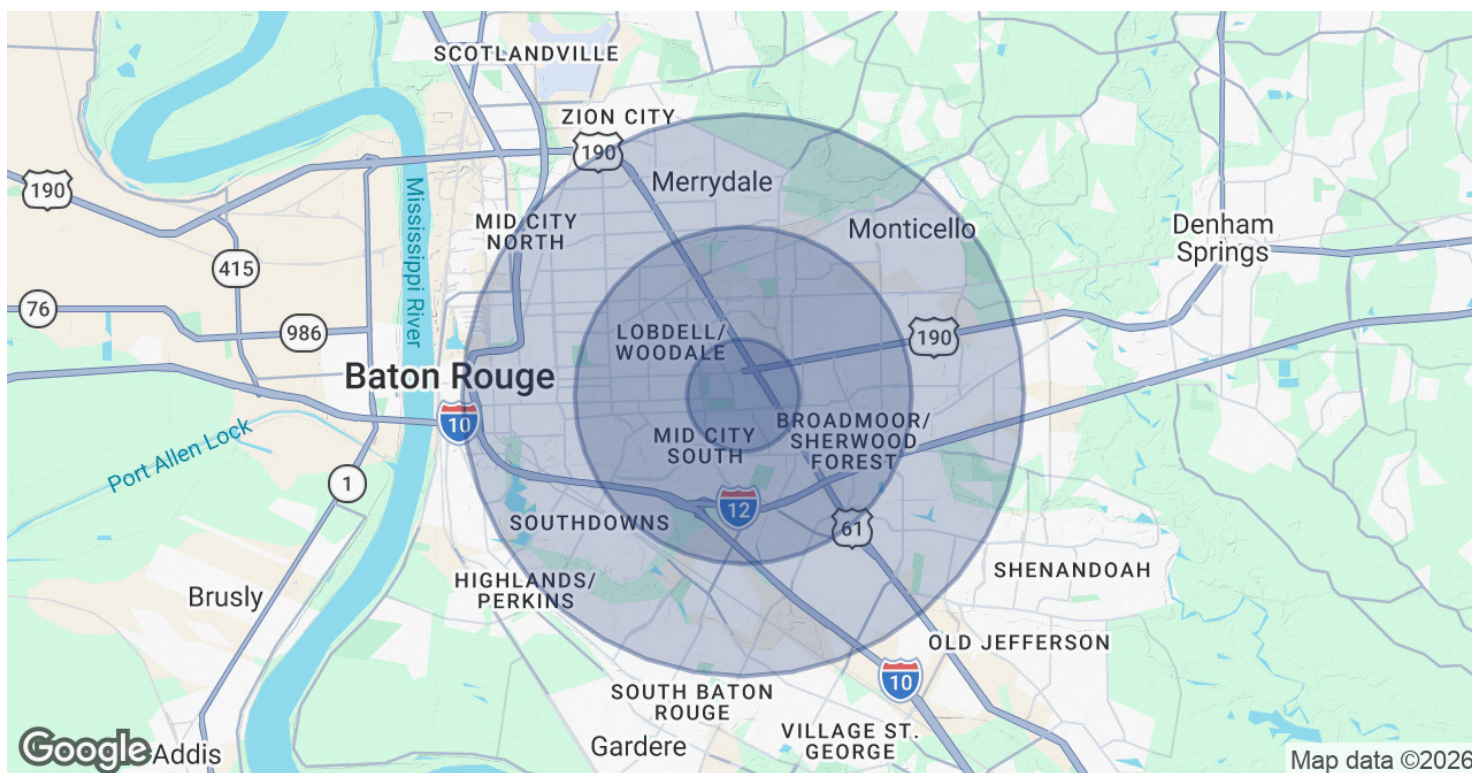


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,170	73,727	222,047
Average Age	44	40	39
Average Age (Male)	42	39	38
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,688	32,150	92,920
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$94,653	\$78,290	\$79,046
Average House Value	\$365,300	\$287,800	\$280,776

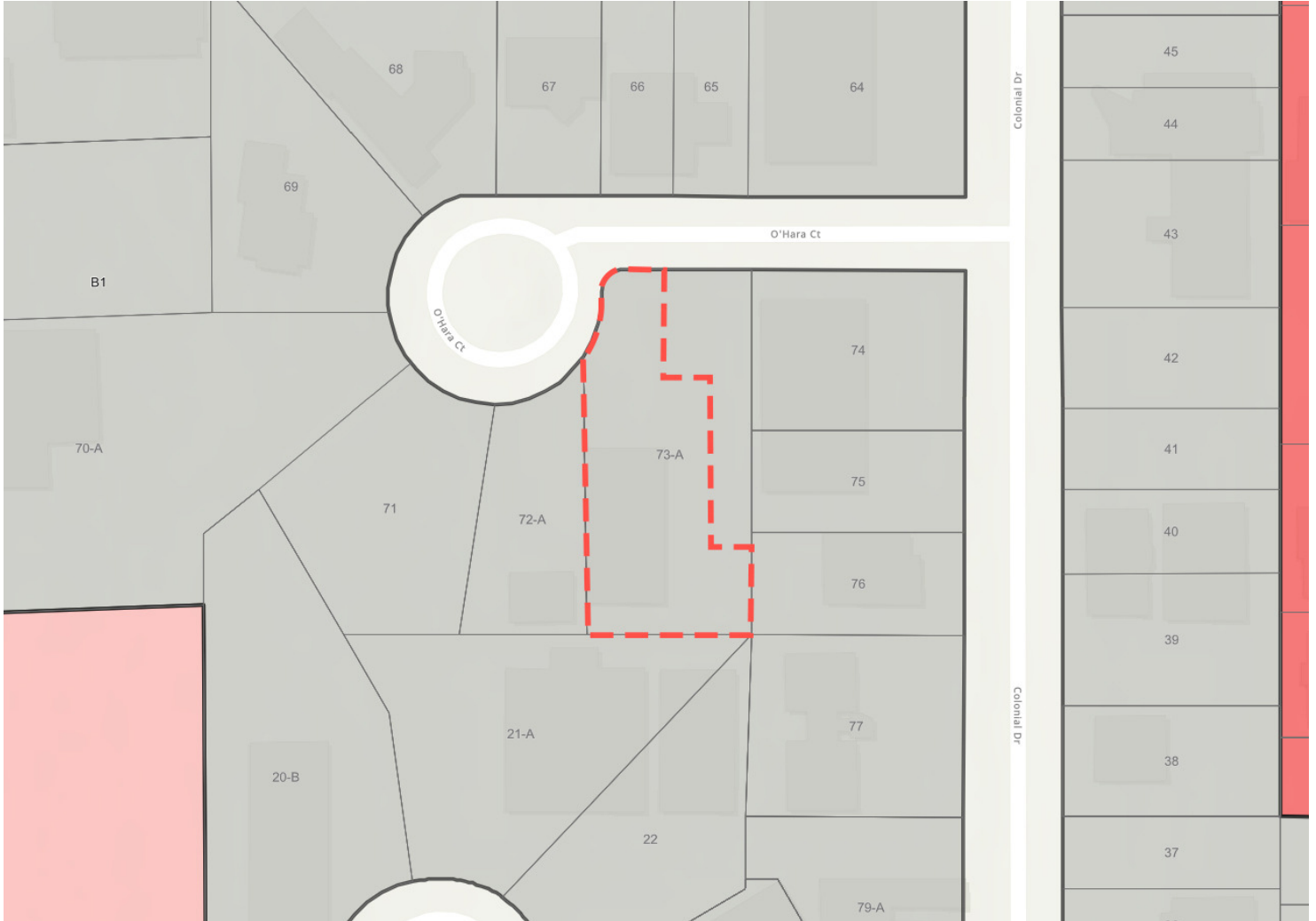
2020 American Community Survey (ACS)

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ZONING MAP



B1 - TRANSITION

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (30.4461, -91.0994)

Community: Baton Rouge

Effective FIRM (Effective: 6/19/2012)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22033C0255F
FIRM Panel Date: 6/19/2012

Ground Elevation¹: 53.5 ft

Community Info

What Does This Mean?

Clear Points



FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD

Source: maps.lsuagcenter.com/floodmaps

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