



Bogie's in Tigerland For Sale with FF&E

705 E Boyd Dr, Baton Rouge, LA 70808

Sale Brochure

Noah Loveland
225-955-8546

nloveland@elifinrealty.com

Jacob Loveland
225-460-0877

jloveland@elifinrealty.com



Property Summary

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



Sale Price	\$1,500,000
Building SF	±3,561 SF
Lot Size	±0.67 Acres

- **Now for sale**, 705 E Boyd Dr presents Bogie’s Bar in Baton Rouge, a well-known Tigerland nightlife property offered with all furniture, fixtures, and equipment included.
- The property consists of a ±3,561 SF bar building situated on a ±0.67-acre site and features an outdoor covered patio area, making it well suited for bar, entertainment, or hospitality uses. The site is zoned C-AB-2 (Heavy Commercial).
- Positioned seconds from Burbank Dr and Nicholson Dr, the property sits just south of LSU near Tigerland, Baton Rouge’s primary student nightlife district anchored by a dense cluster of bars and entertainment venues.
- This offering presents an opportunity to acquire an established entertainment property in one of Baton Rouge’s most concentrated nightlife corridors.



Property Info

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



LOCATION INFORMATION

Street Address	705 E Boyd Dr, Baton Rouge, LA 70808
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Township	7S
Range	1W
Section	66
Side of Street	Southeast
Nearest Highway	LA-42 / Burbank Dr
Nearest Airport	Baton Rouge Betropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Freestanding / Special Purpose
Zoning	C2 – Commercial Heavy
Lot Size	±0.67 Acres
APN #	556424
Lot Frontage	±120 ft
Lot Depth	±161.89 ft
Gross Building Area	±3,561 SF
Gross Leaseable Area	±3,561 SF
Number of Units	1
Parking Type	Surface
Free Standing	Yes
Number of Buildings	1

FF&E Schedule

Bogies Bar

705 E.Boyd.Dr.

Baton Rouge, LA. 70808

Furniture

1. Beachwood Schoolhouse Bar Stools: 25 ea.
2. Bar Tables: 5 ea.
3. American Eagle Coin-op Pool Table: 1 ea.
4. Round Bar Stools: 24 ea.

Electronics

1. Clover Station POS Terminals: 7 ea.
2. Clover Flex Mobile POS: 2 ea.
3. Night Owl 16 Channel Camera System w/DVR: 1 ea.
4. Flatscreen Televisions
 - a. LG and Samsung 75": 3 ea.
 - b. LG and Samsung 50": 7 ea.
 - c. Insignia 46": 7 ea.
5. BenQ MW632ST Video Projector with Screen: 1 ea.
6. HP Desktop Computer M01-F3006 w/Monitor: 1 ea.
6. Brother Printer MFC-L2710DW: 1 ea.
7. Sound Equipment
 - a. QSC K5 series Sub-Woofer: 2 ea.
 - b. JBL PRX815W Speakers: 4 ea.
 - d. Crown XTI 200Z Amplifier: 2 ea.
 - c. PreSonus StudioLive 32SC Digital Mixer: 1ea.

Bar Equipment

- a. Hoshizaki KM-1301SA Ice Maker w/Ice Bin: 1 ea.
- b. Hoshizaki Ice Maker KM-1601SRJ3 Ice Maker w/Ice Bin: 1 ea.
- c. True 50" TD-50-18 Forced Air Bottle Coolers: 3 ea.
- d. True 65" TD-65-24 Forced Air Bottle Coolers: 2 ea.
- e. Master-Bilt Condensing Units V39RF08ZXX: 3 ea.
- f. Master-Bilt 8X9X8-70D Walk-in Coolers: 3 ea.
- g. Frosty Factory 113A Frozen Drink Machine: 1 ea.
- h. Regency Under-Bar Hand Sinks: 4 ea.
- i. Regency Under-Bar Ice Bins: 9 ea.
- j. Regency 3 Compartment Sink: 4 ea.
- k. LOCO 90 Quart Crawfish Boilers: 2 ea.
- l. Stand-Up 2 door Bottle Cooler: 1 ea.

Outside Storage

- a. Metal 20 ft. Storage Container wired for Electricity: 1 ea.
- b. Metal 40 Ft. Storage Container wired for Electricity: 1 ea.

Exterior Photos

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



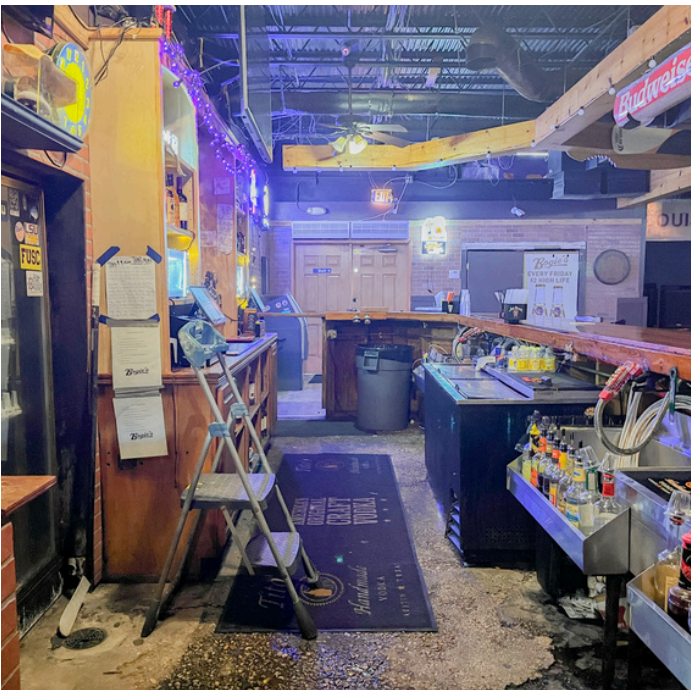
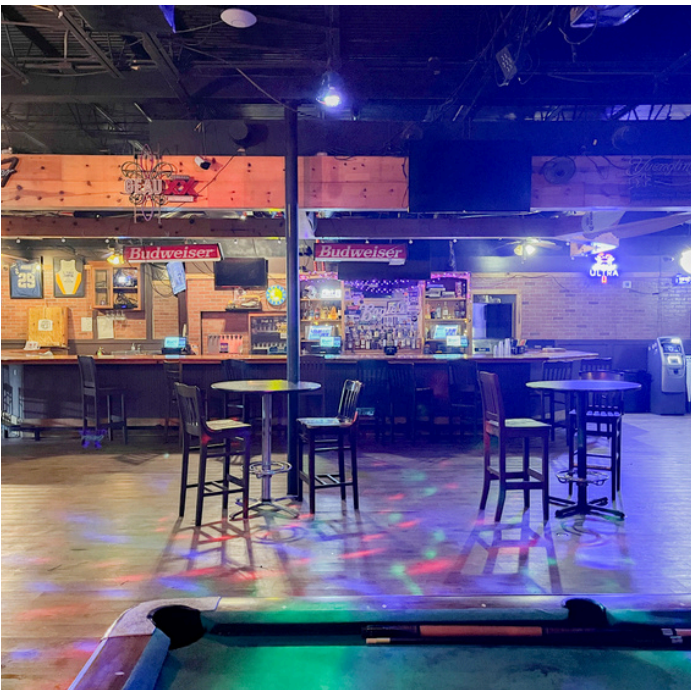
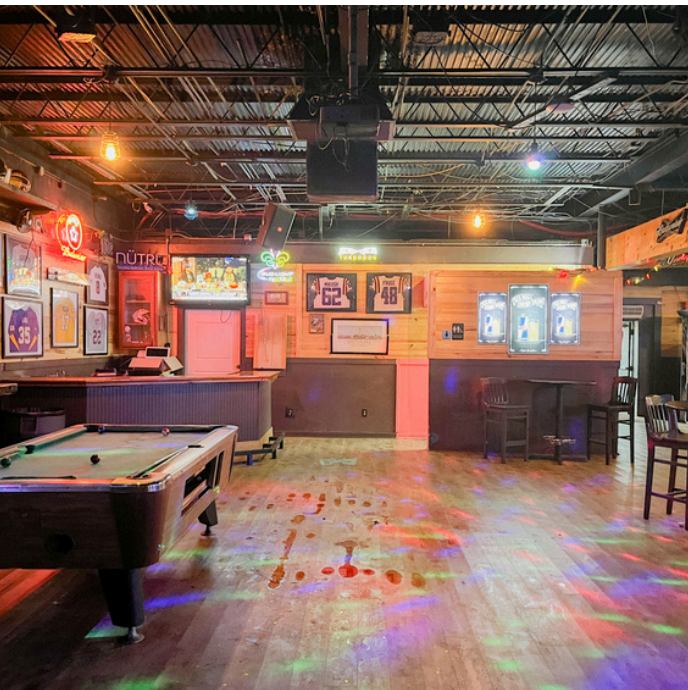
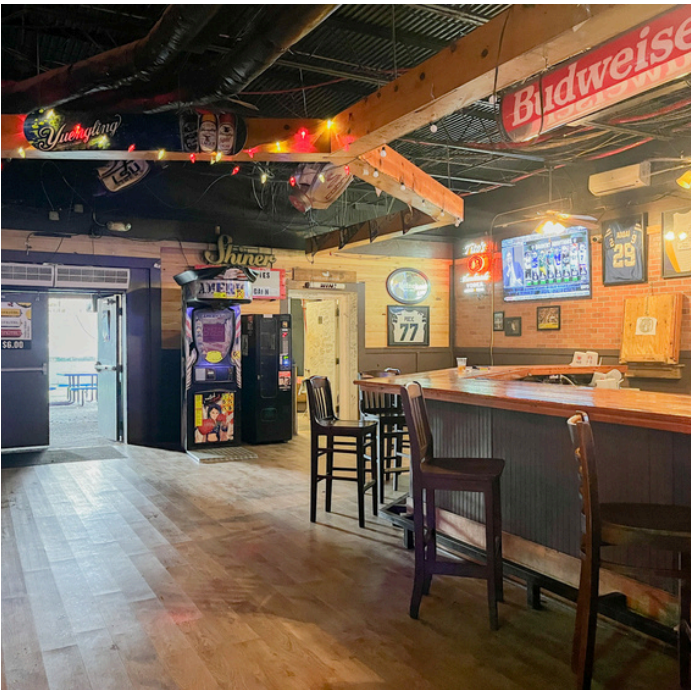
705 E Boyd Dr, Baton Rouge, LA 70808

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

Interior Photos

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



705 E Boyd Dr, Baton Rouge, LA 70808

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

Interior Photos, Continued

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

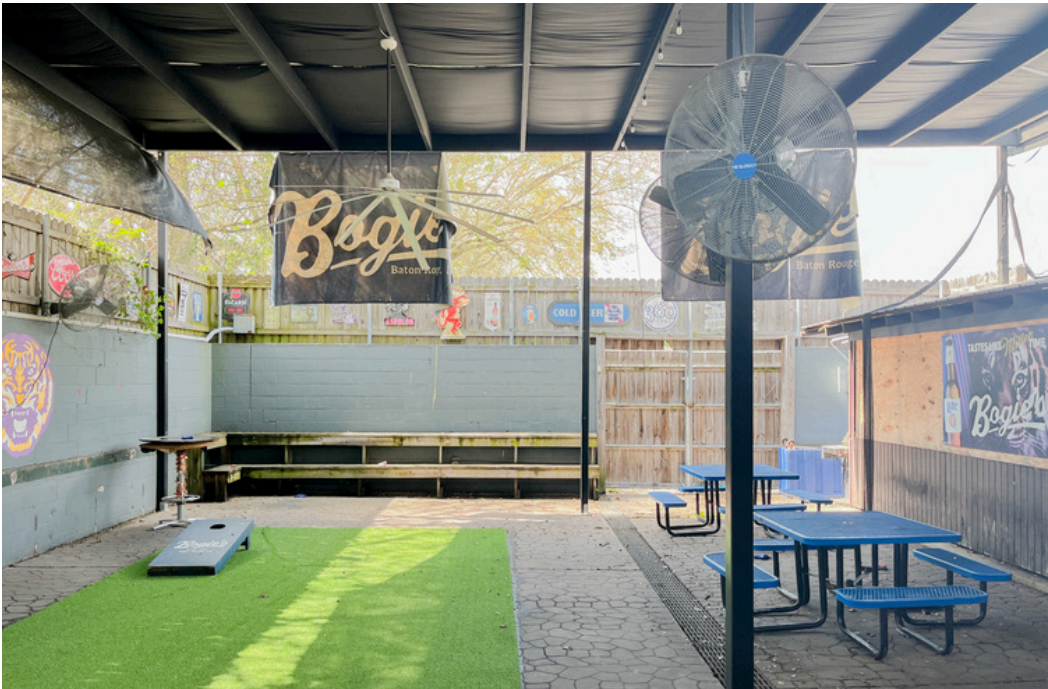
Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



Interior Photos – Outdoor Area

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



705 E Boyd Dr, Baton Rouge, LA 70808

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.



TIGERLAND

NICHOLSON DR

E BOYD DR

Aerial Photos, Continued

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com



705 E Boyd Dr, Baton Rouge, LA 70808

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.

A Community and Culture Dedicated to Louisiana

As the state's flagship institute, LSU's vision is to be a leading research-extensive university that challenges its students to reach the highest levels of growth, both intellectual and personal. LSU innovators, consisting of students, faculty, university peers, and partners, are participating in 2,000+ research projects and attaining groundbreaking results. The university's touch reaches numerous industries including agriculture, biomedicine, coastal research, defense, and energy. Through education, research, and community involvement, the university is dedicated to changing the lives of its student, the state of Louisiana, and the world.

- ★ **±41,000** student population
- ★ **±330** academic programs
- ★ **1 of 24** univeristies nationwide holding land, sea, and space-grant designations
- ★ **1 of 8** universities in the US with medical, dental, law, and veterinary schools along with an elite MBA program
- ★ **16** Division I teams
- ★ **\$368 million** in research expenditures
- ★ **\$6.1 billion** econimoic impact on Louisiana

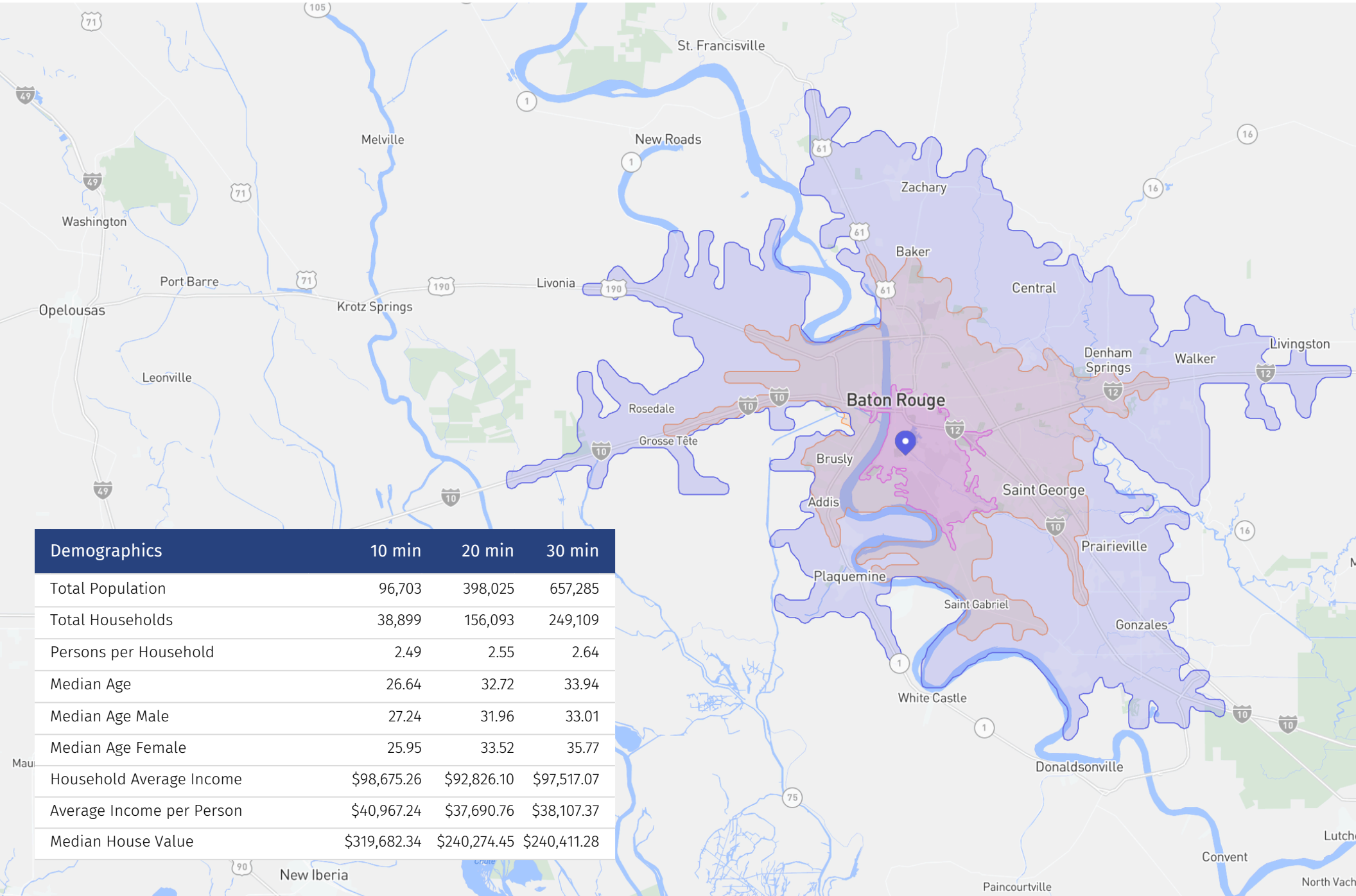
Source: lsu.edu, wynt.com, 225batonrouge.com, Getty Images, deathvalleyvoice.com



Drive Time Demographics

Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com

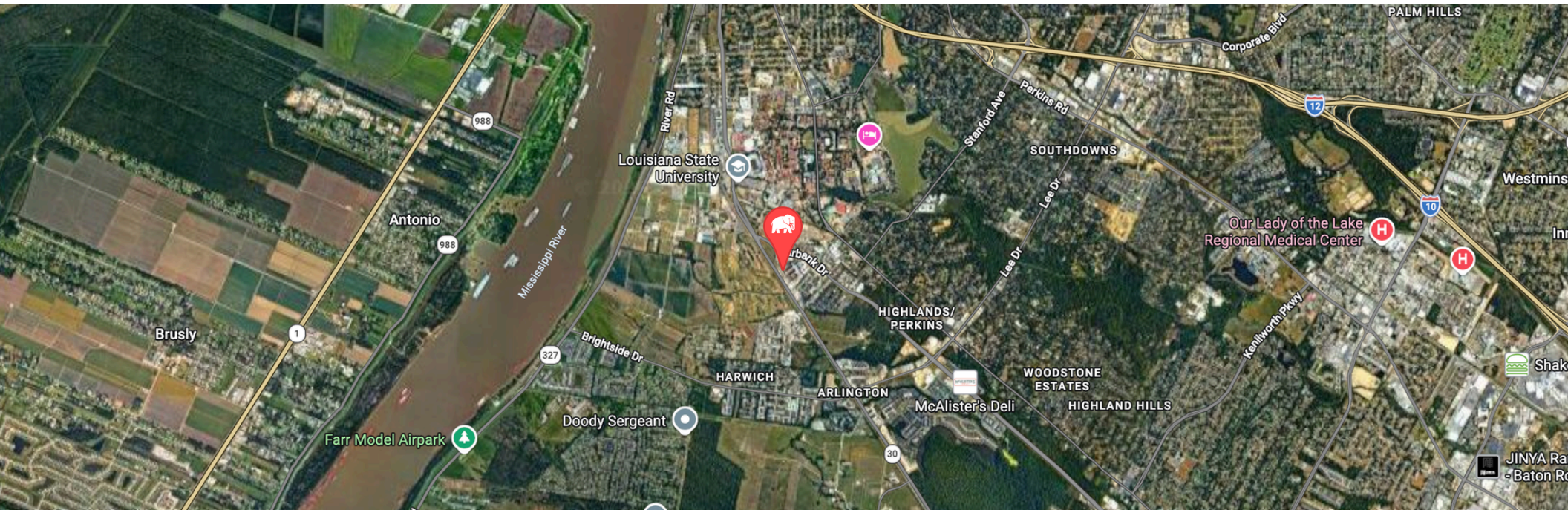
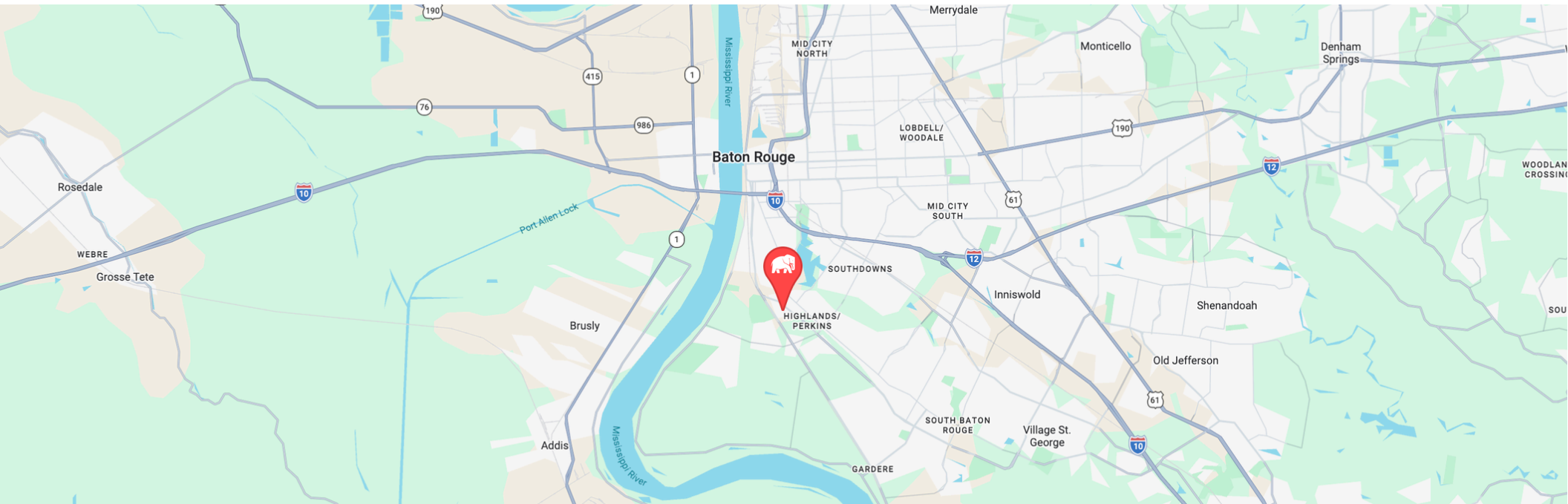


Demographics	10 min	20 min	30 min
Total Population	96,703	398,025	657,285
Total Households	38,899	156,093	249,109
Persons per Household	2.49	2.55	2.64
Median Age	26.64	32.72	33.94
Median Age Male	27.24	31.96	33.01
Median Age Female	25.95	33.52	35.77
Household Average Income	\$98,675.26	\$92,826.10	\$97,517.07
Average Income per Person	\$40,967.24	\$37,690.76	\$38,107.37
Median House Value	\$319,682.34	\$240,274.45	\$240,411.28

Location Map

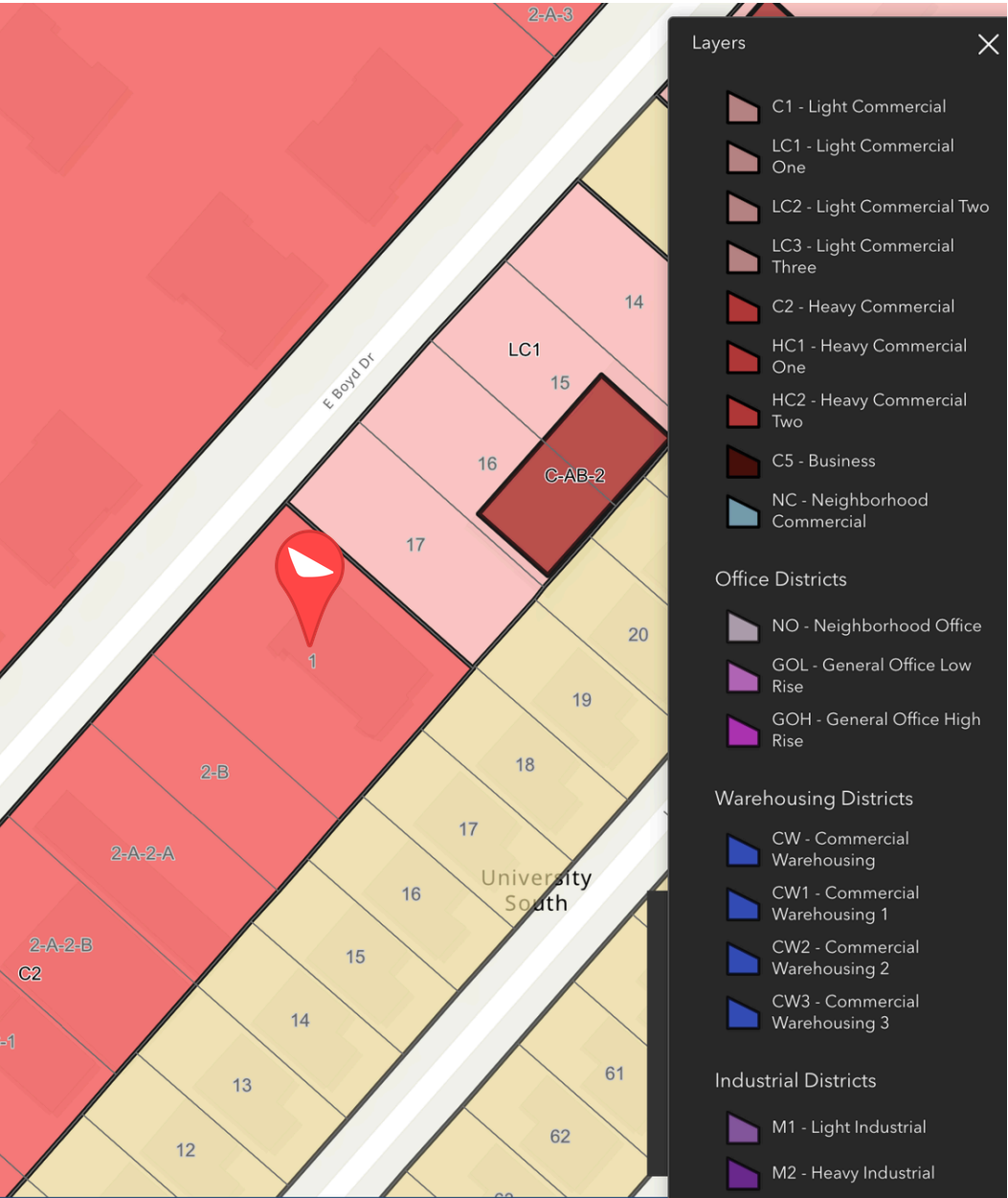
Noah Loveland
225-955-8546
nloveland@elifinrealty.com

Jacob Loveland
225-460-0877
jloveland@elifinrealty.com

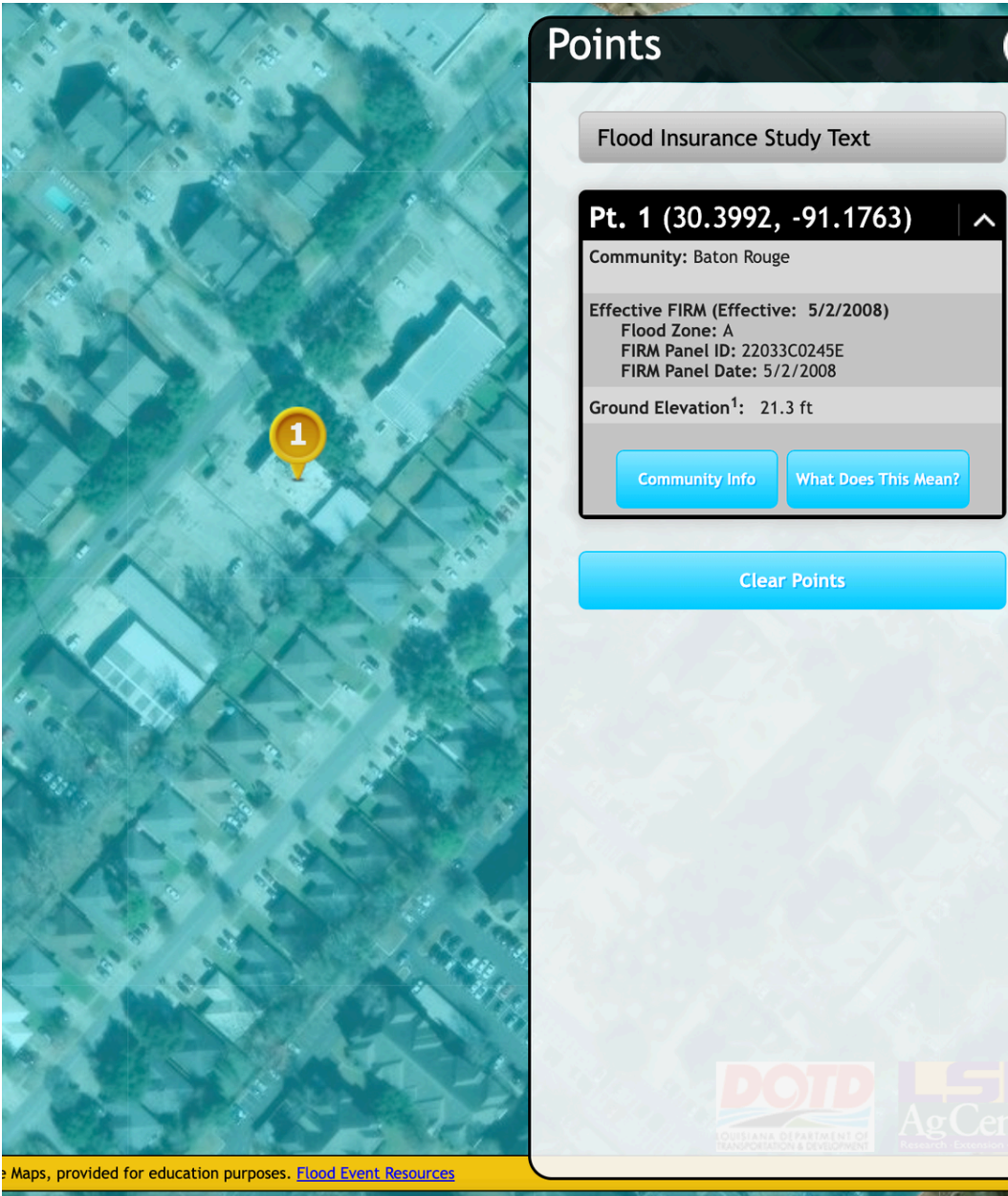


705 E Boyd Dr, Baton Rouge, LA 70808

Broker of Record, Mathew Laborde; Licensed by the Louisiana Real Estate Commission and the Mississippi Real Estate Commission. 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. Buyer must verify the information and bears all risk for any inaccuracies.



ZONE C2 - HEAVY COMMERCIAL



FLOOD ZONE A



Noah Loveland

Vice President – Retail Sales & Leasing

nloveland@elifinrealty.com

Direct: 225-955-8546

Office: 800-895-9329

Noah Loveland is a Louisiana native who began his sales career working in high-end clothing for a national retailer. In just a short time, Noah had progressed to managing multiple stores between Louisiana and Colorado. Fueled by his desire for new challenges, Noah decided to return home, join the ELIFIN® team, and pursue a career in commercial real estate.

Noah prides himself on dressing his best every day and putting that same level of care into the clients he works with. His meticulous approach to exceeding client expectations and his passion for sales are what drives him. In his free time, Noah loves to read and write, spend time with family and friends, and travel.



Jacob Loveland

Senior Associate – Retail Sales & Leasing

jloveland@elifinrealty.com

Direct: 225-460-0877

Office: 800-895-9329

Jacob is a dedicated Retail Property Specialist in East Baton Rouge Parish with over 5 years of experience. Known for his polite, straightforward, and personable approach, he combines deep market knowledge with the ability to connect genuinely with clients, giving them confidence throughout the process. Jacob's professionalism and reliability consistently helps retailers, landlords, and investors make informed decisions, and bring Buyers and Sellers together to reach a common goal.

Jacob graduated from LSU with a Bachelor's Degree in Construction Management and minors in Business Administration and Technical Sales. Beyond ELIFIN®, Jacob also serves on the board for The NextWave Network, whose number one goal is to help young professionals grow, connect, and collaborate together.

Bogie's



ELIFIN®