



INCOME-PRODUCING OFFICE BUILDINGS WITH PARKING IN MID-CITY

3950, 3968, 3978 NORTH BLVD BATON ROUGE, LA 70806



FOR SALE

SALE PRICE: \$824,401.76

±7,222 SF

- 3950 North Blvd is leased to a daycare and generating immediate income
- 3968 North Blvd is a ±5,624 SF office building with updated, modern finishes
- 3978 North Blvd is a large parking lot with a structure covering a portion of the area
- Each property has dedicated parking and excellent access to major thoroughfares

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

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 available for sale or lease, 3950, 3968, 3978 North Blvd offers a versatile office package in the heart of Mid-City.
- 3950 North Blvd is a ±1,598 SF, single-story office building currently leased to a daycare and generating immediate income.
- 3968 North Blvd is a ±5,624 SF, two-story office building with updated, modern finishes. It is currently available for lease at \$12/SF/YR. The first floor and second floor can be leased together or individually.
- 3978 North Blvd is a large parking lot with a structure covering half of the area, offering ample parking for both buildings.
- Each property has dedicated parking, and the properties are located just ±6 minutes from I-110 and I-10, with easy access to the Airline Hwy / Florida Blvd interchange.
- This sale includes all three properties, but the owner may consider individual offers.

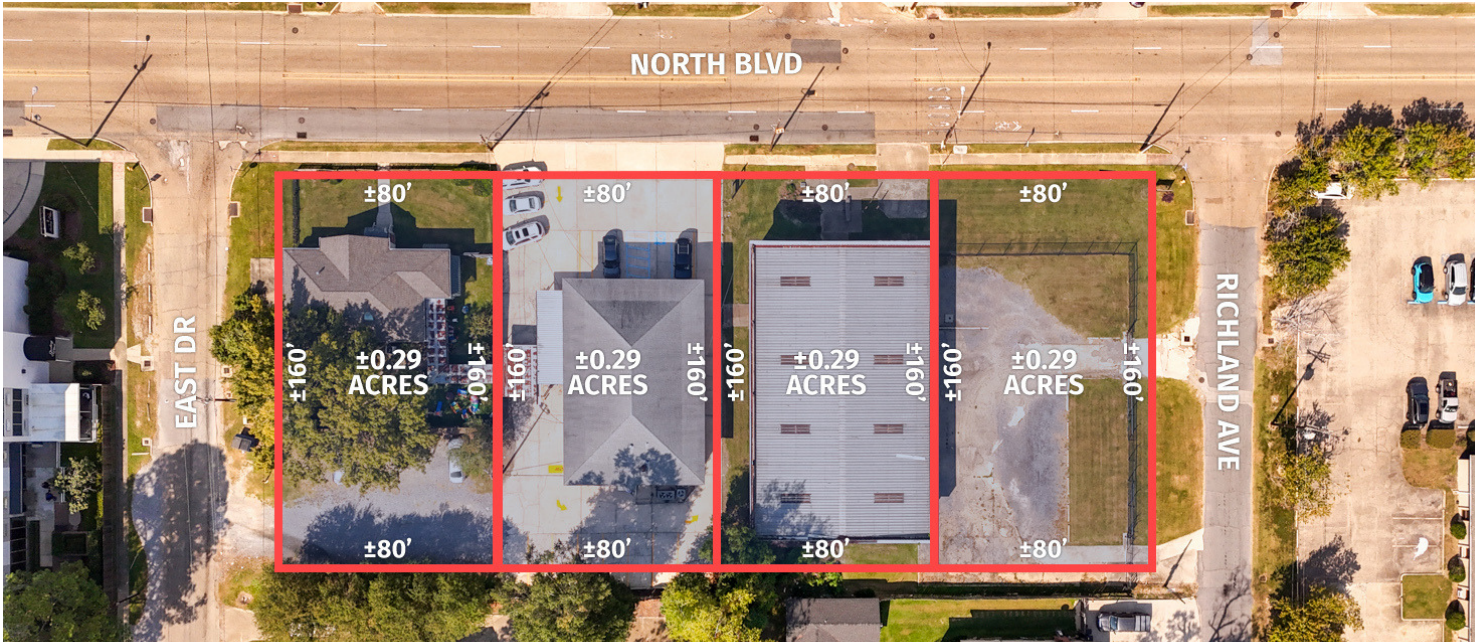
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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	3950, 3968, 3978 North Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge Parish
Market	LA - Baton Rouge
Subdivision	Bernard Terrace
Nearest Intersection	North Blvd at East Dr and Richland Ave
Location Description	Lots 1, 2, 35, 36
Township	7S
Range	1E
Section	81
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Hwy 190 (Florida Blvd)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	B1 - Transition / LC2 - Light Commercial Two
Lot Size	±1.18 Acres
APN #	587761, 664456, 838292, 692573
Lot Frontage	±320 ft
Lot Depth	±160 ft
Corner Property	Yes

BUILDING INFORMATION

Building Size	±1,598 SF (3950 North Blvd) ±5,624 SF (3968 North Blvd)
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	2

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INTERIOR PHOTOS



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EXTERIOR PHOTOS – 3968 NORTH BLVD



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EXTERIOR PHOTOS – 3950, 3978 NORTH BLVD



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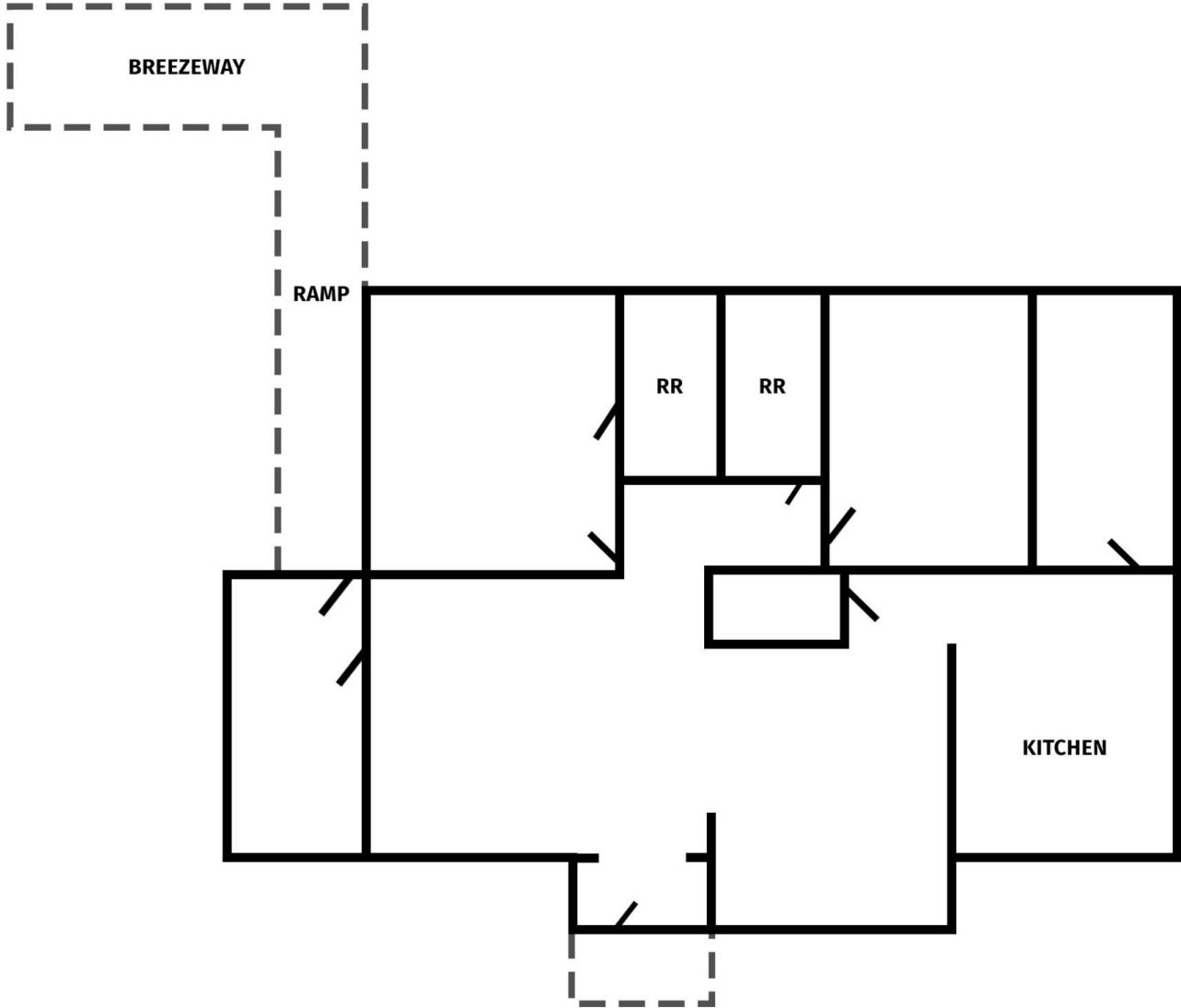
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FLOOR PLANS

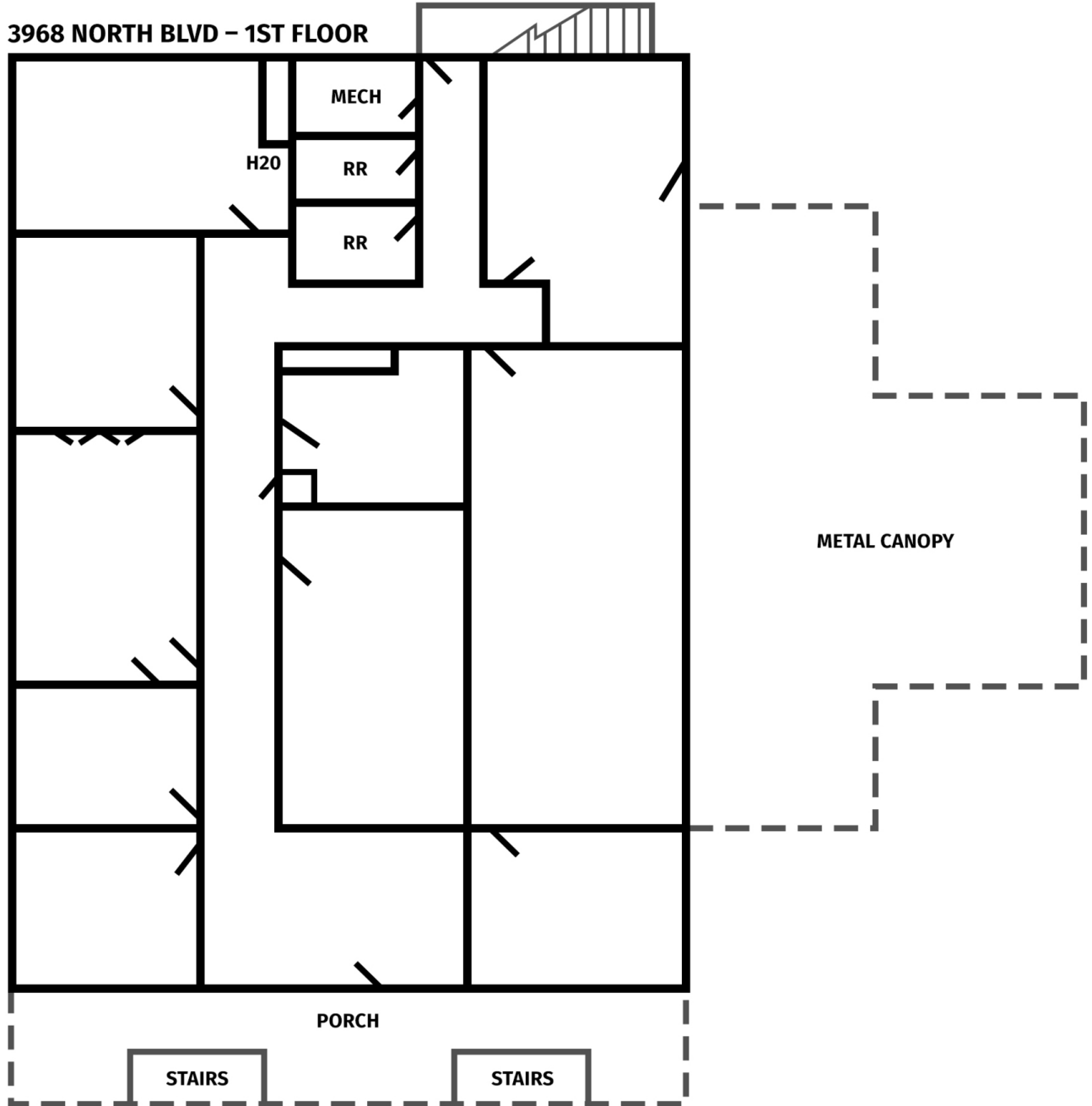
3950 NORTH BLVD



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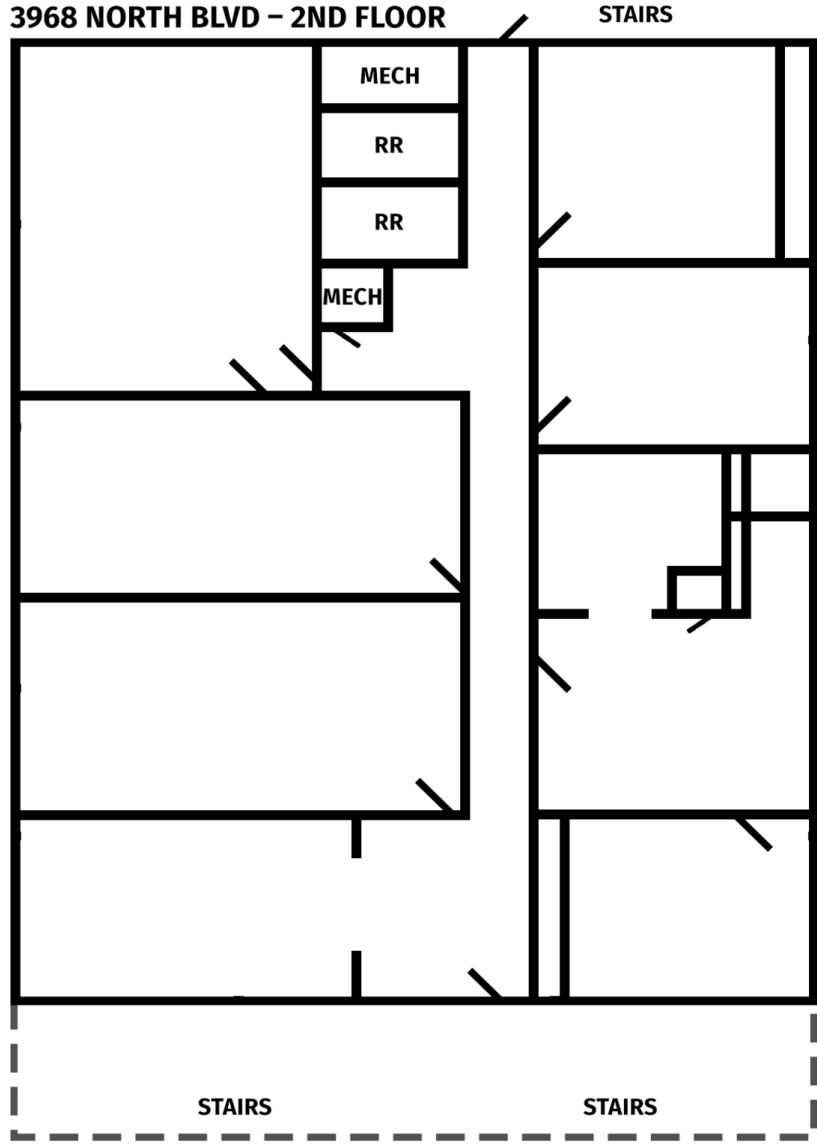
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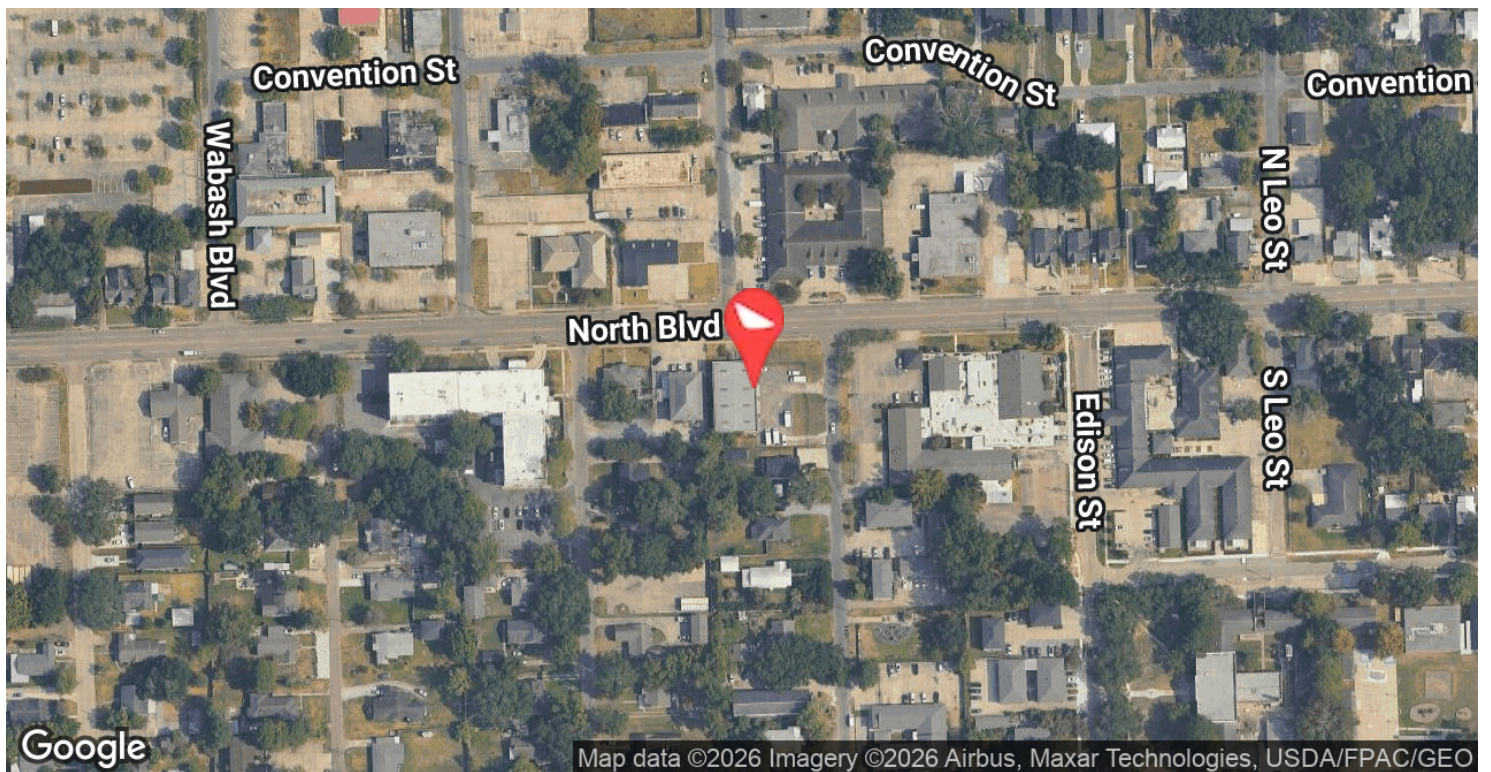
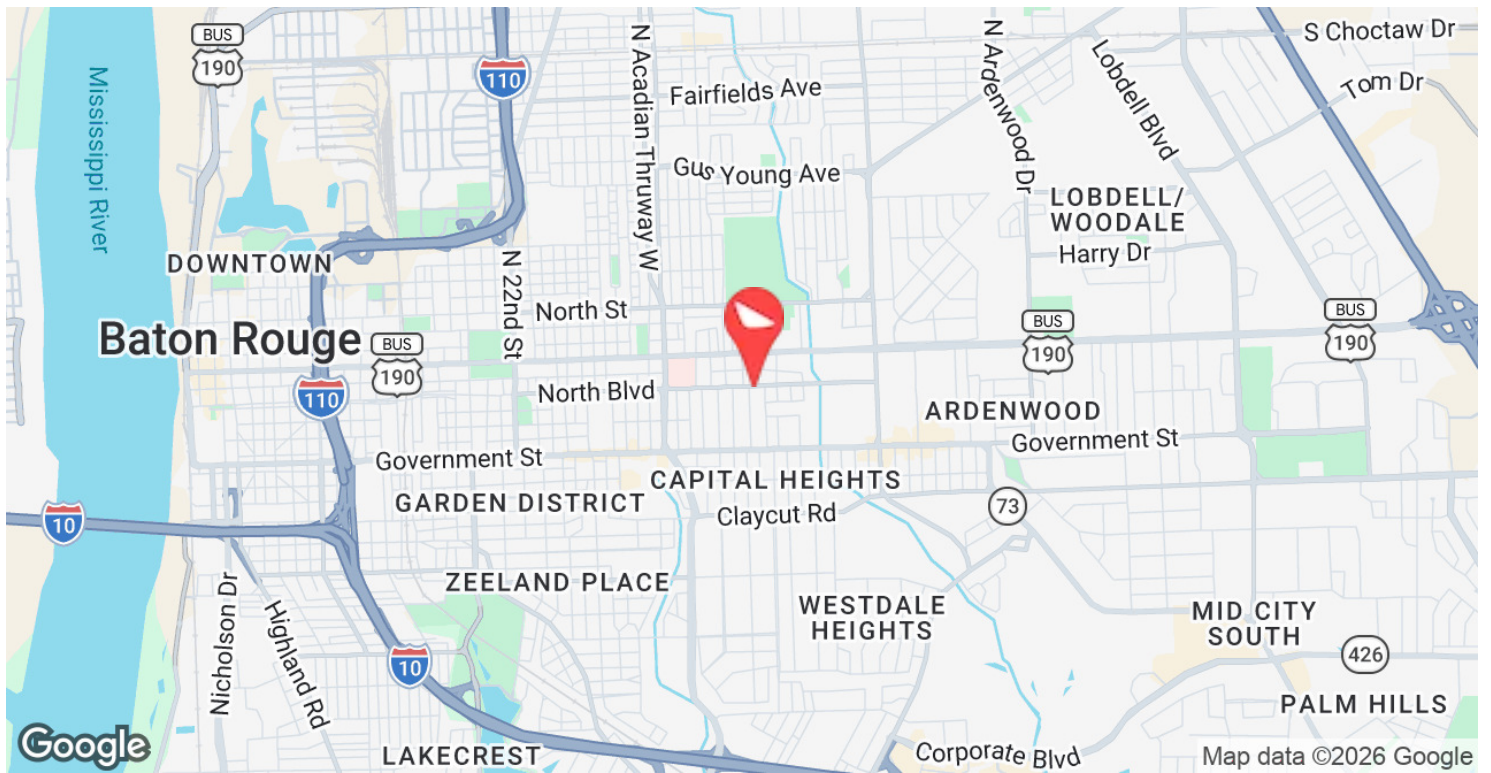
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LOCATION MAP



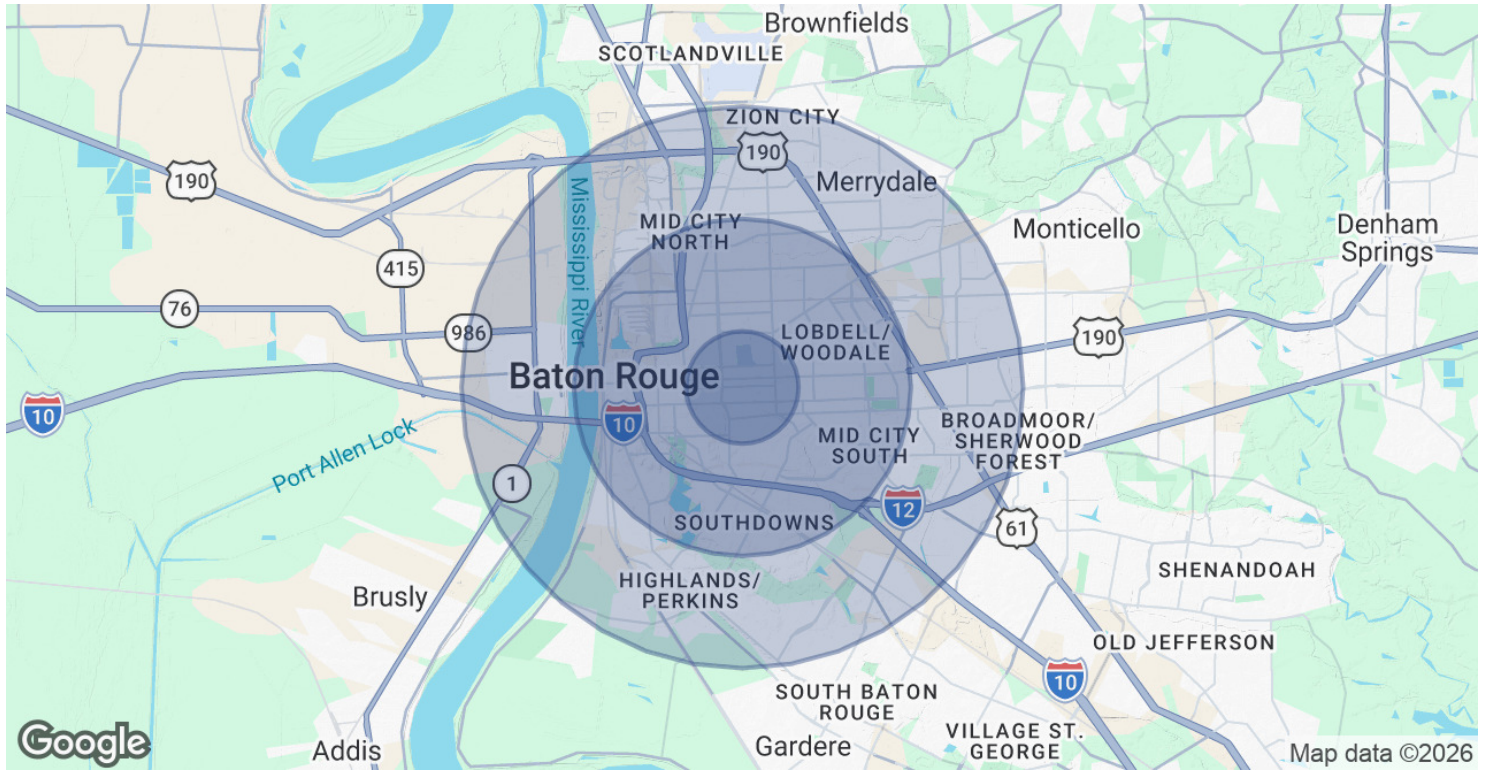
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,954	81,634	178,827
Average Age	41	38	38
Average Age (Male)	40	37	37
Average Age (Female)	42	39	39

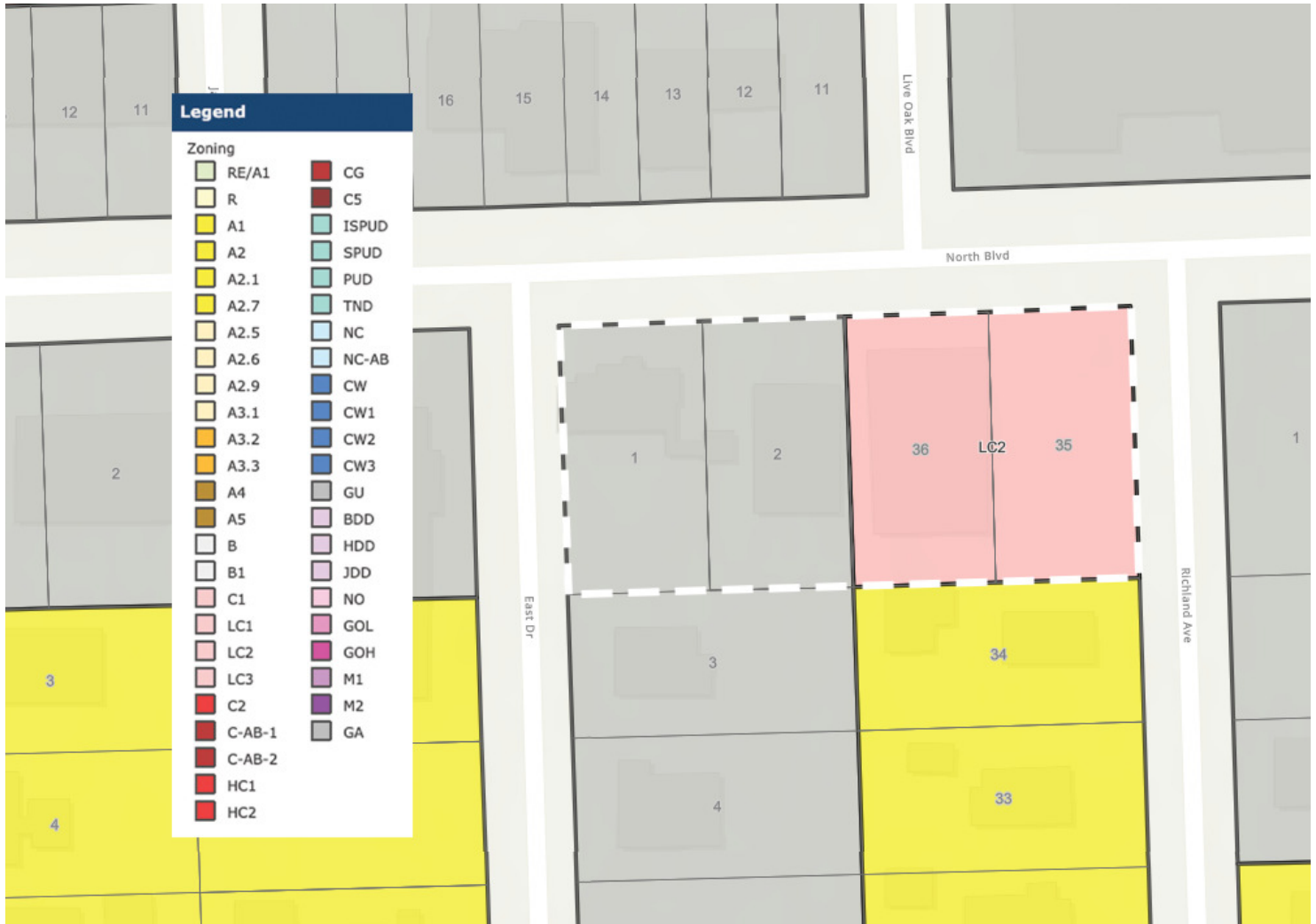
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,100	34,851	74,886
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$74,114	\$68,576	\$73,083
Average House Value	\$272,337	\$325,516	\$297,893

2020 American Community Survey (ACS)

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ZONING MAP



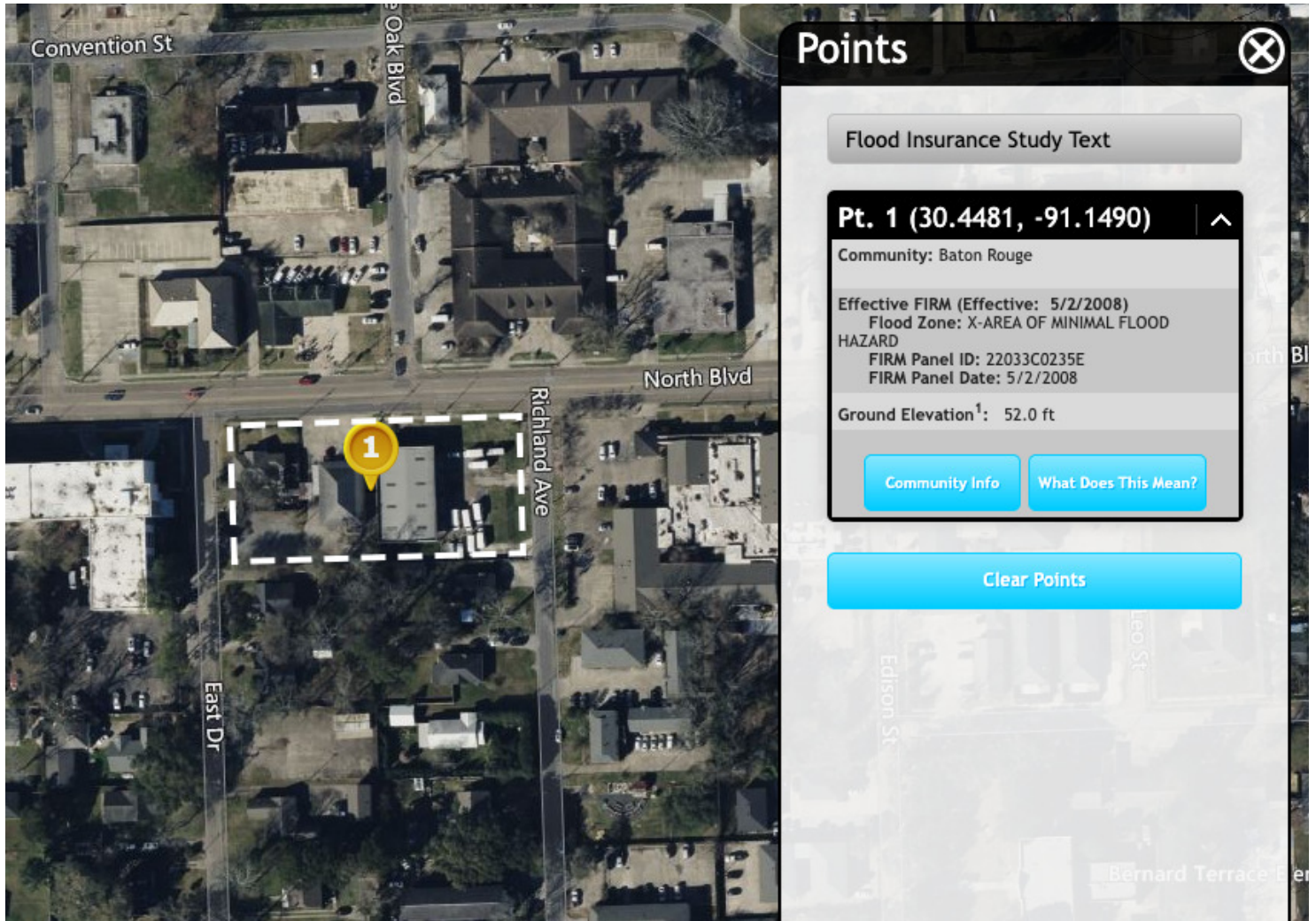
BT – TRANSITION / LC2 – LIGHT COMMERCIAL TWO

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X

Source: maps.lsuagcenter.com/floodmaps

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