

RETAIL FOR SALE/LEASE
GOVERNMENT ST RETAIL BUILDING

4830 Government St, Baton Rouge, LA 70806



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Sale Price	\$650,160
Lease Rate	\$15 SF/YR

PROPERTY OVERVIEW

The subject property consists of a ±3,612 square foot standalone retail building, formerly Boss Copier, situated on approximately 0.22 acres, offering a functional layout suitable for a variety of commercial uses. The site is adjacent to well-known local establishments including Phil Brady's Bar & Grill and Hannah Q Smoke House, and is located directly next to Albertsons, providing strong visibility and steady consumer traffic. Its size and configuration make it ideal for retail, restaurant, or service-oriented users seeking an infill location with character. With its established surroundings and prime positioning, the property presents an opportunity to tap into one of Baton Rouge's most active and evolving submarkets.

OFFERING SUMMARY

Building Size:	3,612 SF
Sale Price / SF:	\$180.00
Zoning:	C1

PROPERTY HIGHLIGHTS

- ±3,612 SF Standalone Retail Building
- Functional Layout Suitable for Retail or Service-oriented Users
- Located Directly Next to Albertsons
- Positioned in Walkable, Revitalized Mid City Area
- 3 Miles from Downtown Baton Rouge

CONTACT

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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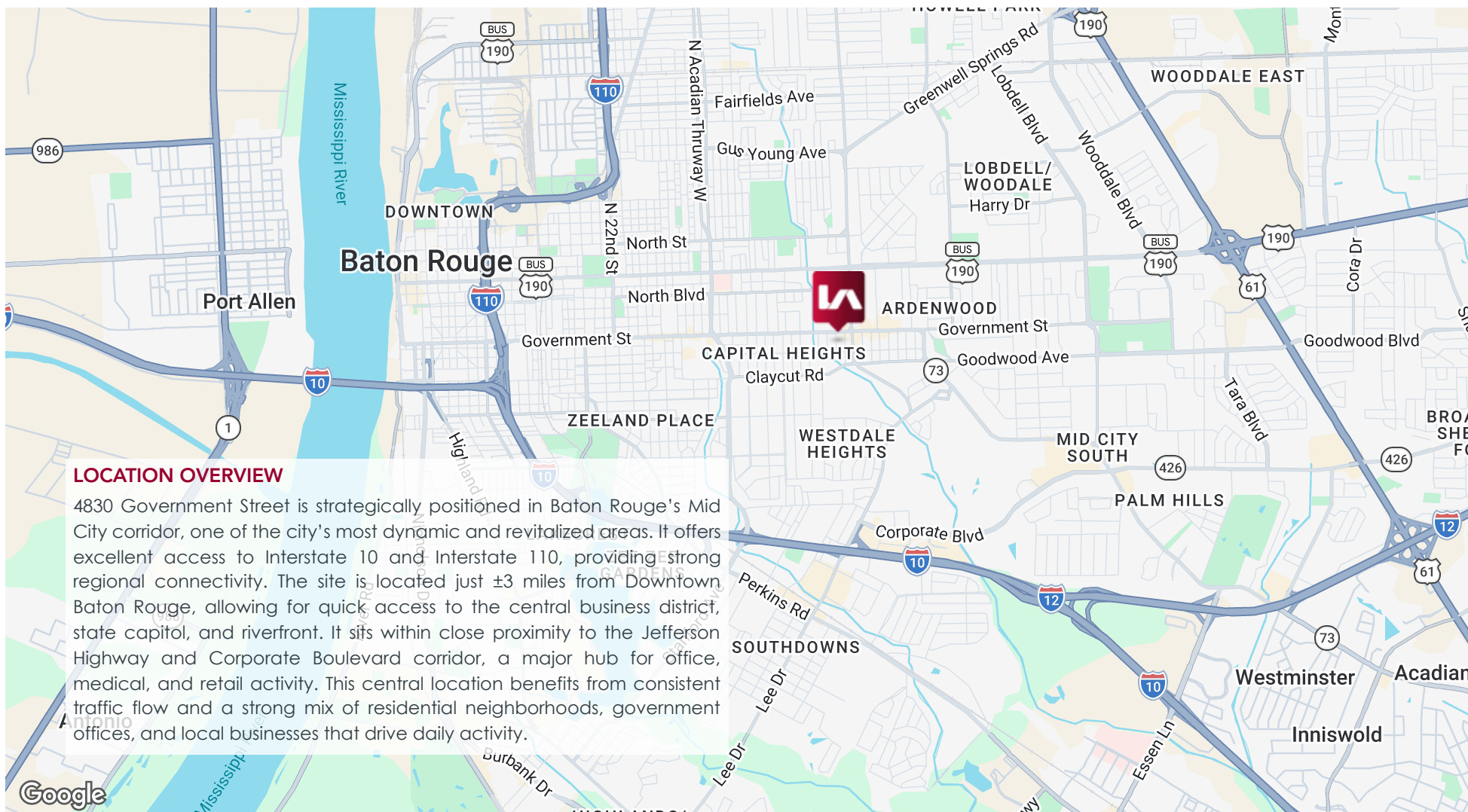
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LOCATION OVERVIEW

4830 Government Street is strategically positioned in Baton Rouge's Mid City corridor, one of the city's most dynamic and revitalized areas. It offers excellent access to Interstate 10 and Interstate 110, providing strong regional connectivity. The site is located just ±3 miles from Downtown Baton Rouge, allowing for quick access to the central business district, state capitol, and riverfront. It sits within close proximity to the Jefferson Highway and Corporate Boulevard corridor, a major hub for office, medical, and retail activity. This central location benefits from consistent traffic flow and a strong mix of residential neighborhoods, government offices, and local businesses that drive daily activity.

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