

# Office & Warehouse

13511 S Choctaw Dr, Baton Rouge, LA 70815

Listing ID:	30832522
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Mixed Use
Gross Land Area:	0.46 Acres
Sale Price:	\$309,000
Unit Price:	\$45.78 PSF
Sale Terms:	Cash to Seller, Other
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Loading:	2 Doors
Office SF:	751 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	000-0188-0
Zoning:	M1
Property Use Type:	Investment, Business
Gross Building Area:	6,750 SF
Building/Unit Size (RSF):	6,750 SF
Tenancy:	Single Tenant
Year Built:	1987
Construction/Siding:	Metal Siding
Parking Type:	Surface



## Overview/Comments

Located in flood zone X on .46 acres. 45x150 warehouse with 6750 total sqft, 1 rollup door located in front and 1 rollup door located on right side of building. Building has 3 offices, 1 kitchen and 2 baths. Total office 751 sqft. Warehouse is 5,999 sqft. Building has 37x40 attached shed with 1480 sqft. There is a fenced in storage yard at the rear of the building. This property is great for any business or investors.

Seller also owns another building 2 lots down that is also for sale.

Tenant's are occupying the building at this time.

Proof of funds or prequal ltr required for all showings. Contact Kacy McAdams at 225.335.2875/Email: kacy.realtor@gmail.com to schedule your showing.



## Property Contacts

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