



MID CITY PROPERTY – MOTIVATED SELLER, BRING ALL OFFERS

4420 NORTH BLVD BATON ROUGE, LA 70806



OFFERED: FOR SALE

SALE PRICE: \$500,000 (\$62.50/SF)

8,000 SF

- Motivated seller – Bring all offers
- Situated in a quickly developing stretch of North Blvd in Mid City
- Multiple office suites and one convertible apartment unit – all with separate exterior entrances
- Numerous residential / commercial developments surrounding the property

CONTACT:

JACOB LOVELAND
225.460.0877

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

- Motivated seller – Bring all offers.
- 4420 North Blvd sits at the corner of North Blvd and S Beck St in a rapidly growing corridor of Mid City.
- The 2 story building consists of multiple office suites along with an apartment unit that could also be converted to office. The suites enjoy separate exterior entrances.
- Multiple residential and commercial developments surround the property making it a candidate for renovation or repurposing.
- Dual entry points on North Blvd and S Beck St provide easy access to the parking lot adjacent to the building.
- Property is currently vacant after being occupied by a law firm for several years.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	4420 North Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	LA - Baton Rouge
Sub-Market	Northside
Cross-Streets	North Blvd / S Beck St
Subdivision	Byrd, Estelle Megehee Tract
Township	7S
Range	1E
Section	81
Side Of The Street	South
Off-Street Parking	Yes
Road Type	Paved
Nearest Highway	Highway 61 / 190 (Florida Blvd), Hwy 73 (Government St)
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

Property Type	Office
Zoning	A2, C2, A3.1
Lot Size	±0.22 Acres
APN #	830755
Lot Frontage	±80 ft
Lot Depth	±120 ft
Corner Property	Yes
Traffic Count	±3,815
Traffic Count Street	North Blvd

BUILDING INFORMATION

Building Size	±8,000 SF
Tenancy	Multiple (Currently Commercial and Residential)
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS



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AERIAL PHOTOS



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EXTERIOR PHOTOS



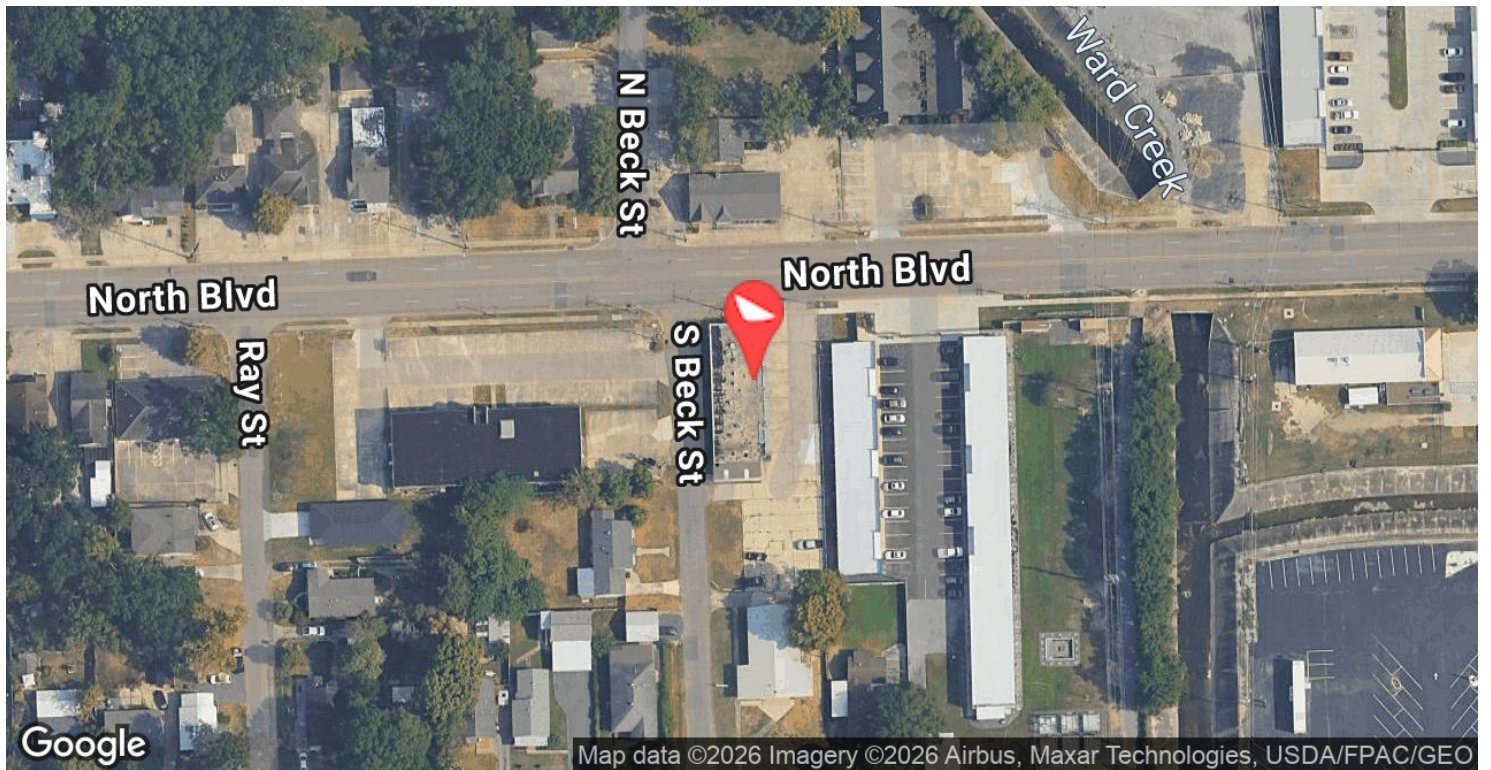
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LOCATION MAP



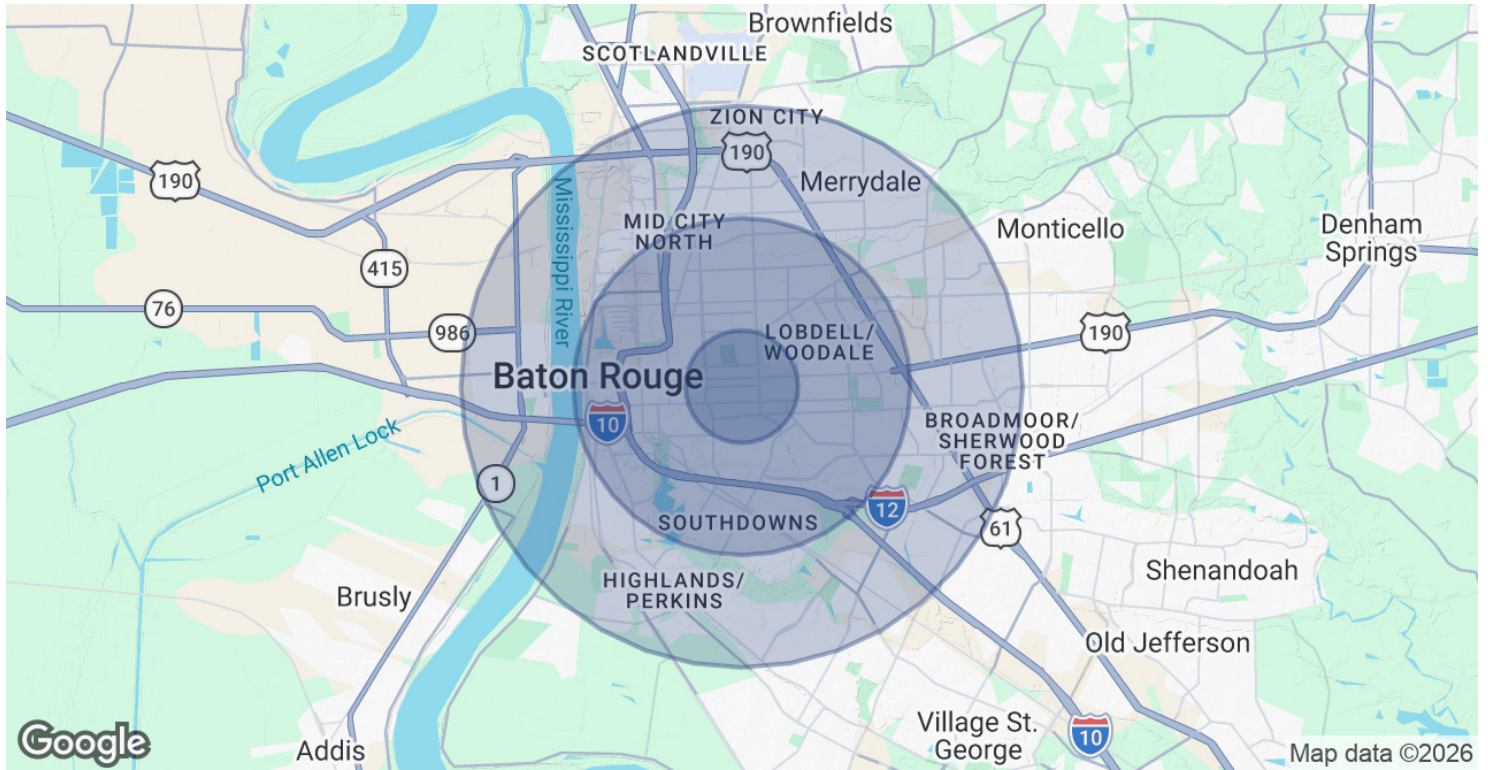
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,844	86,039	185,873
Average Age	40.9	36.7	35.6
Average Age (Male)	40.8	35.9	34.3
Average Age (Female)	40.2	37.5	37.1

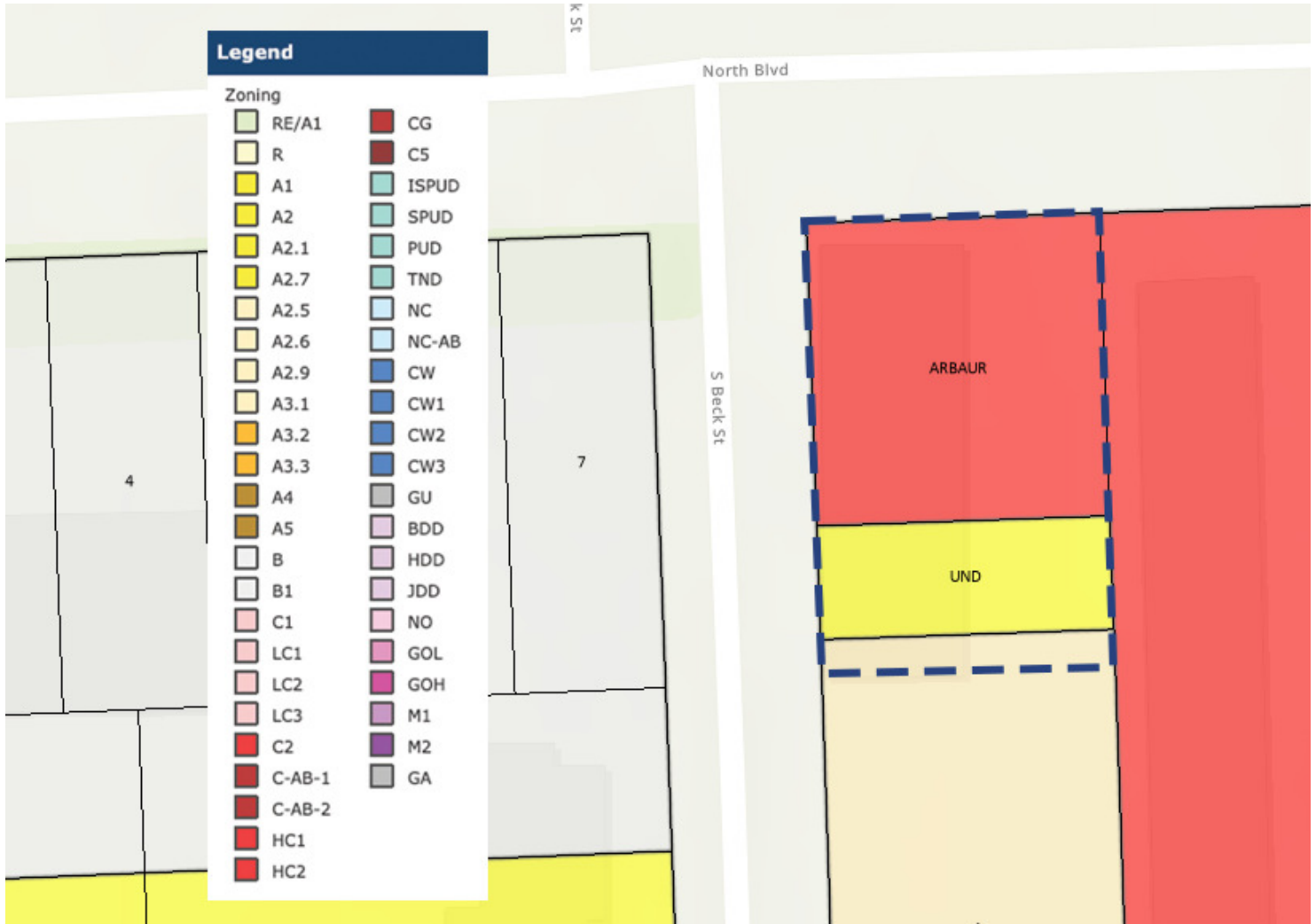
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,305	43,936	88,697
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,448	\$66,900	\$62,454
Average House Value	\$216,293	\$181,159	\$177,554

2020 American Community Survey (ACS)

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ZONING MAP



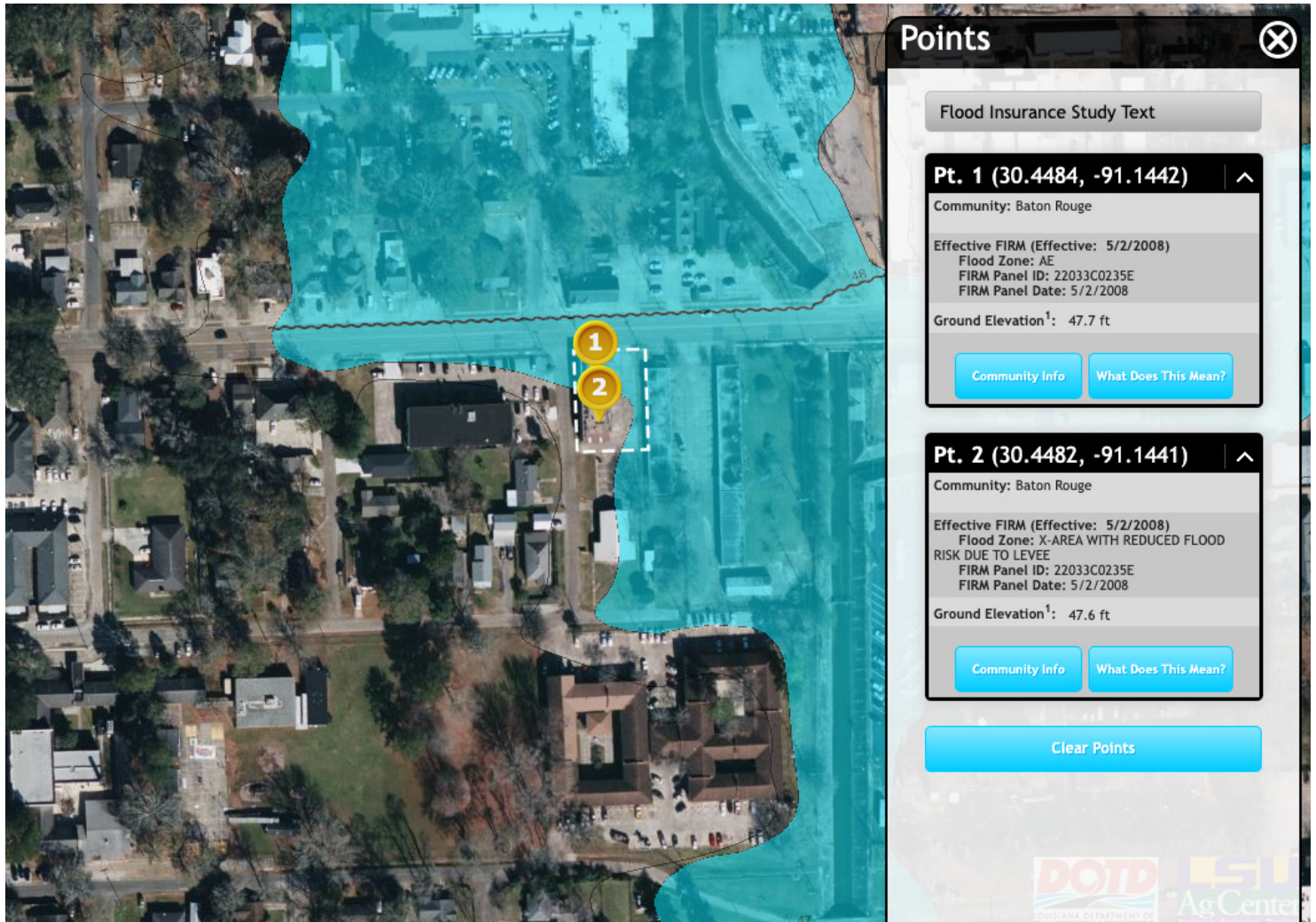
A2 – SINGLE FAMILY RESIDENTIAL / C2 – HEAVY COMMERCIAL / A3.1 – LIMITED RESIDENTIAL

Source: The municipality in which the property is located

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FLOOD ZONE MAP



FLOOD ZONE X, AE

Source: maps.lsuagcenter.com/floodmaps

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