



# MEDICAL OFFICE NEAR BRCC AND BATON ROUGE GENERAL

4750 NORTH BLVD BATON ROUGE, LA 70806



OFFERED: FOR SALE

**SALE PRICE: \$480,000 (\$120/SF)**

**±4,000 SF OFFICE | ±0.39 ACRE LOT**

- Configured for single-user occupancy or two-suite layout
- Zoned C-1 (Light Commercial) allowing versatile use
- Located just off N Acadian Thruway
- Ample on-site parking for staff and visitors

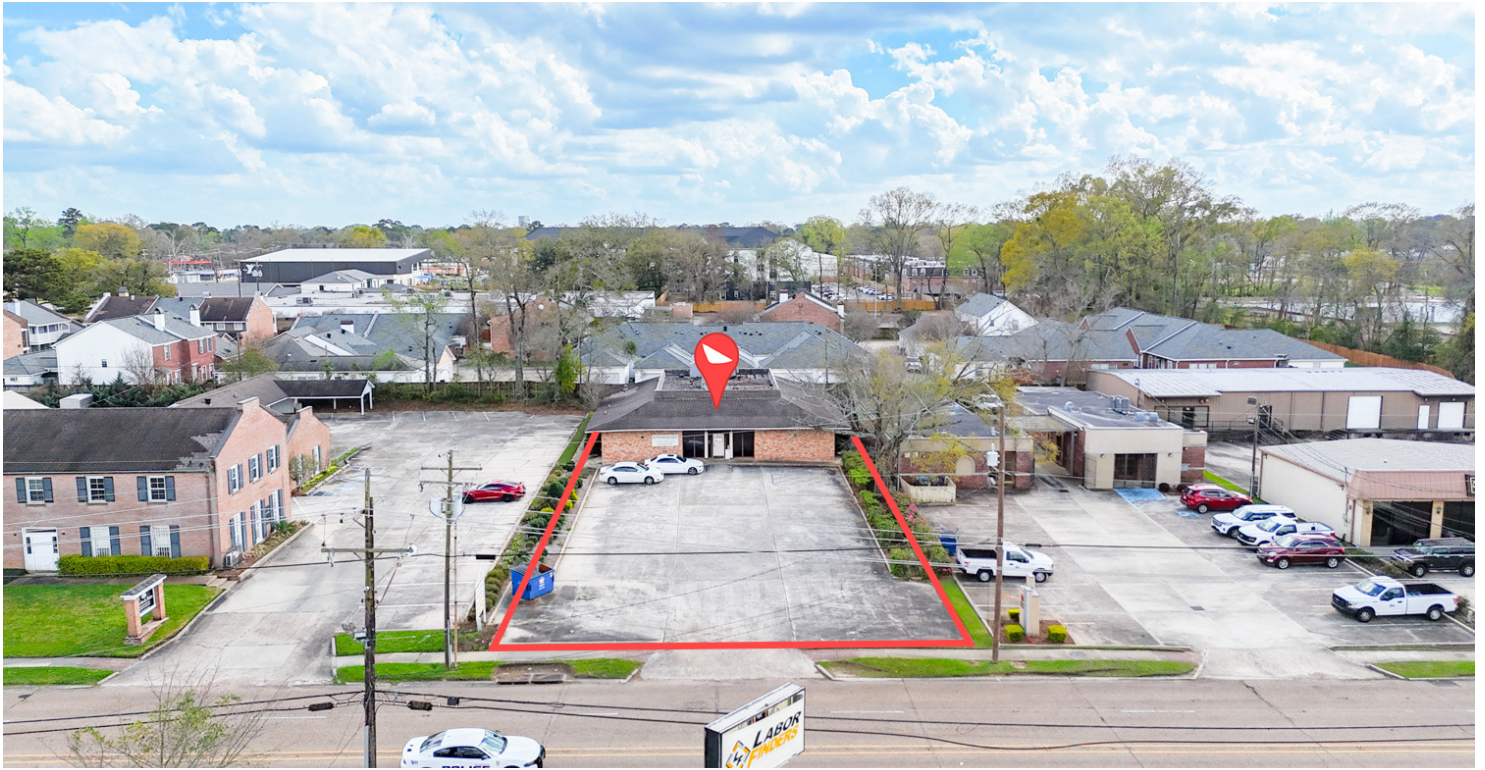
**CONTACT:**

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 for sale, 4750 North Boulevard presents a medical office opportunity located just off N Acadian Thruway, one of Baton Rouge's primary north-south corridors.
- The property consists of a  $\pm 4,000$  SF medical office building on a  $\pm 0.39$ -acre lot. The layout allows the building to function as a single large medical office or be divided into two separate suites. The property is zoned C-1 (Light Commercial) and is well suited for medical or healthcare-related uses.
- The property sits near Baton Rouge Community College and the Baton Rouge General campus, placing it within an established medical and institutional area.
- This offering presents a flexible medical office opportunity with adaptable layout options and convenient proximity to nearby healthcare and educational institutions.

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# PROPERTY INFORMATION



## LOCATION INFORMATION

Street Address	4750 North Blvd
City, State, Zip	Baton Rouge, LA 70806
County	East Baton Rouge
Market	LA - Baton Rouge MSA
Sub-Market	Graves Place
Cross-Streets	North Blvd / N Foster Dr
Side Of The Street	South
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	US Hwy-190
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Property Name	Medical Office Near BRCC and Baton Rouge General
Zoning	C1 - Light Commercial
Lot Size	±0.39 Acres
APN #	779679
Lot Frontage	±82 ft
Lot Depth	±213.5 ft

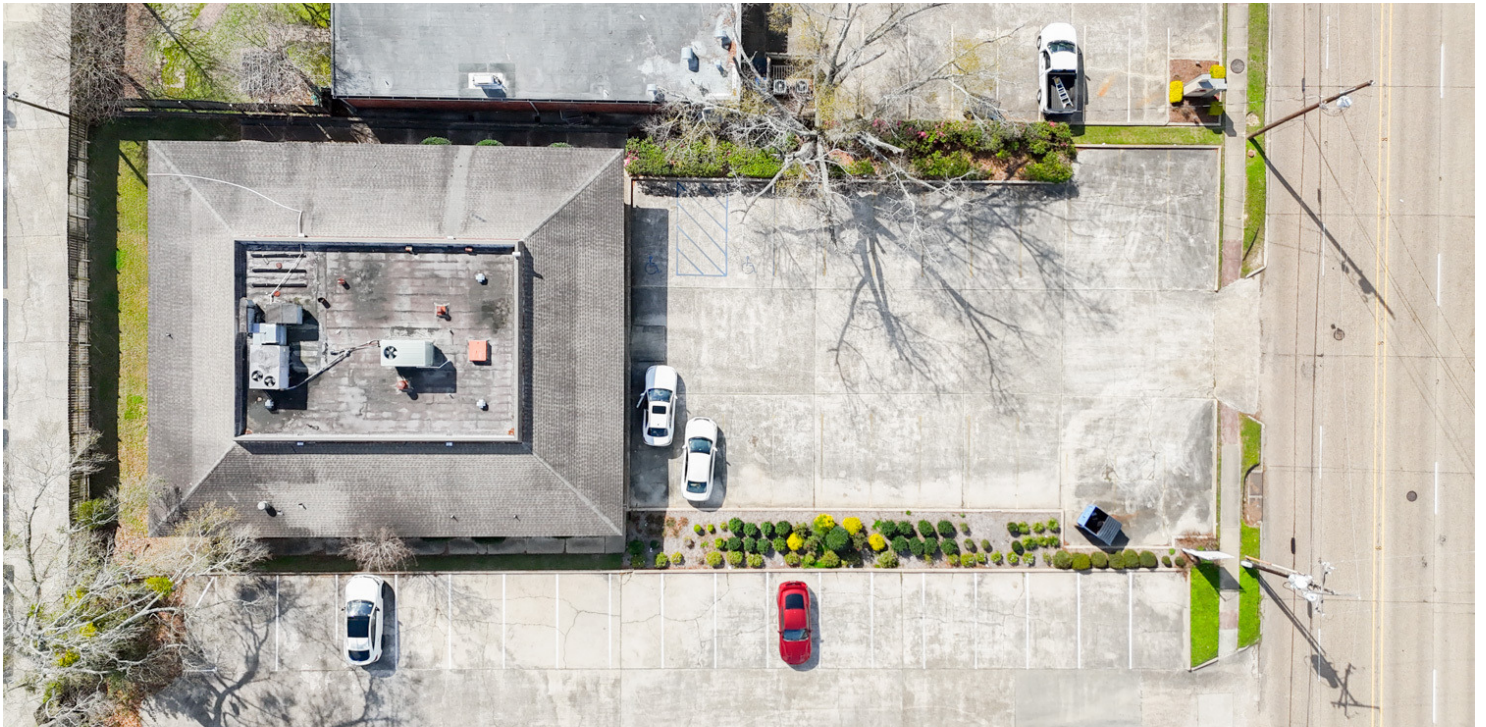
## BUILDING INFORMATION

Building Size	±4,000 SF
Parking Type	Surface
Number Of Buildings	1

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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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# INTERIOR PHOTOS, CONTINUED



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# AERIAL PHOTOS



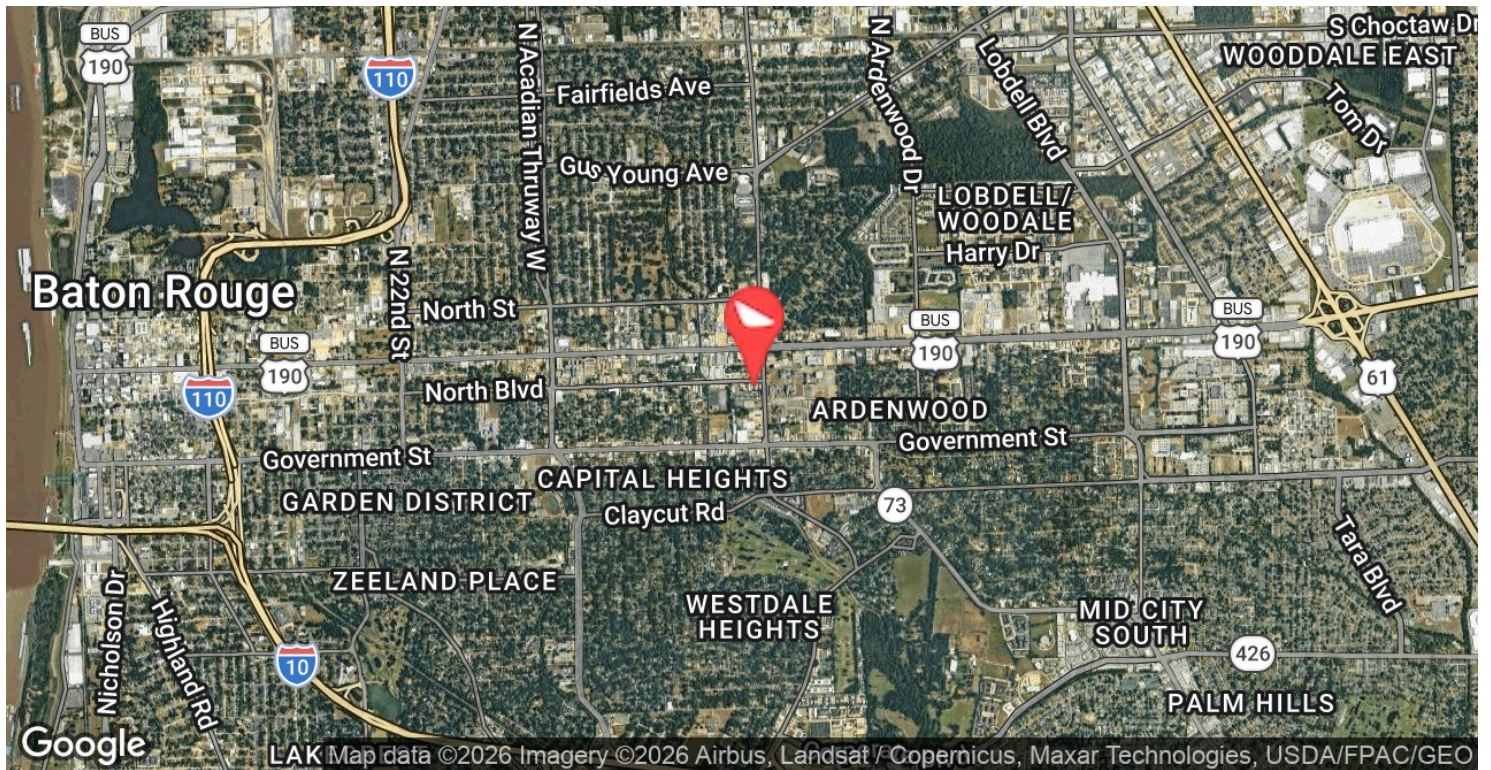
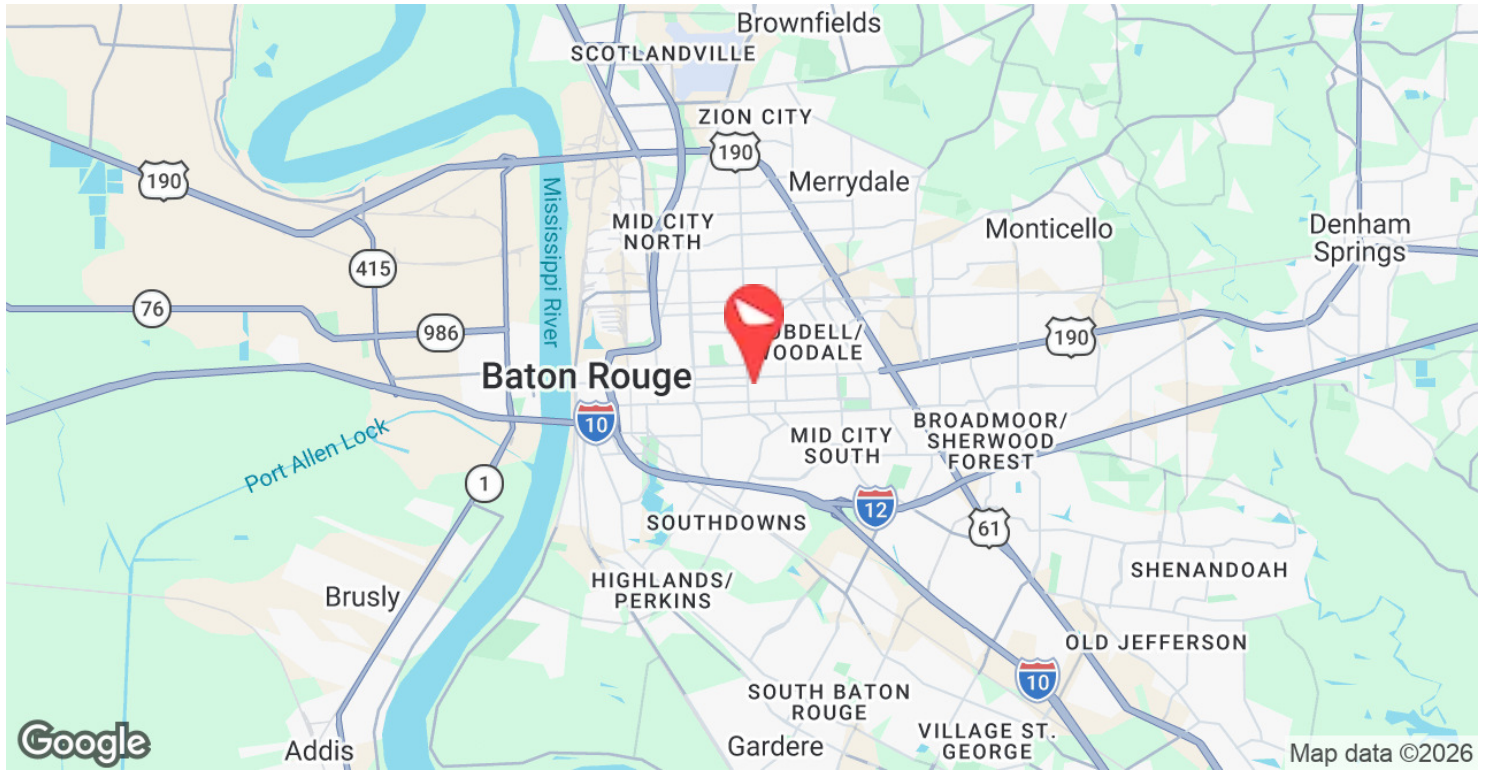
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# LOCATION MAP



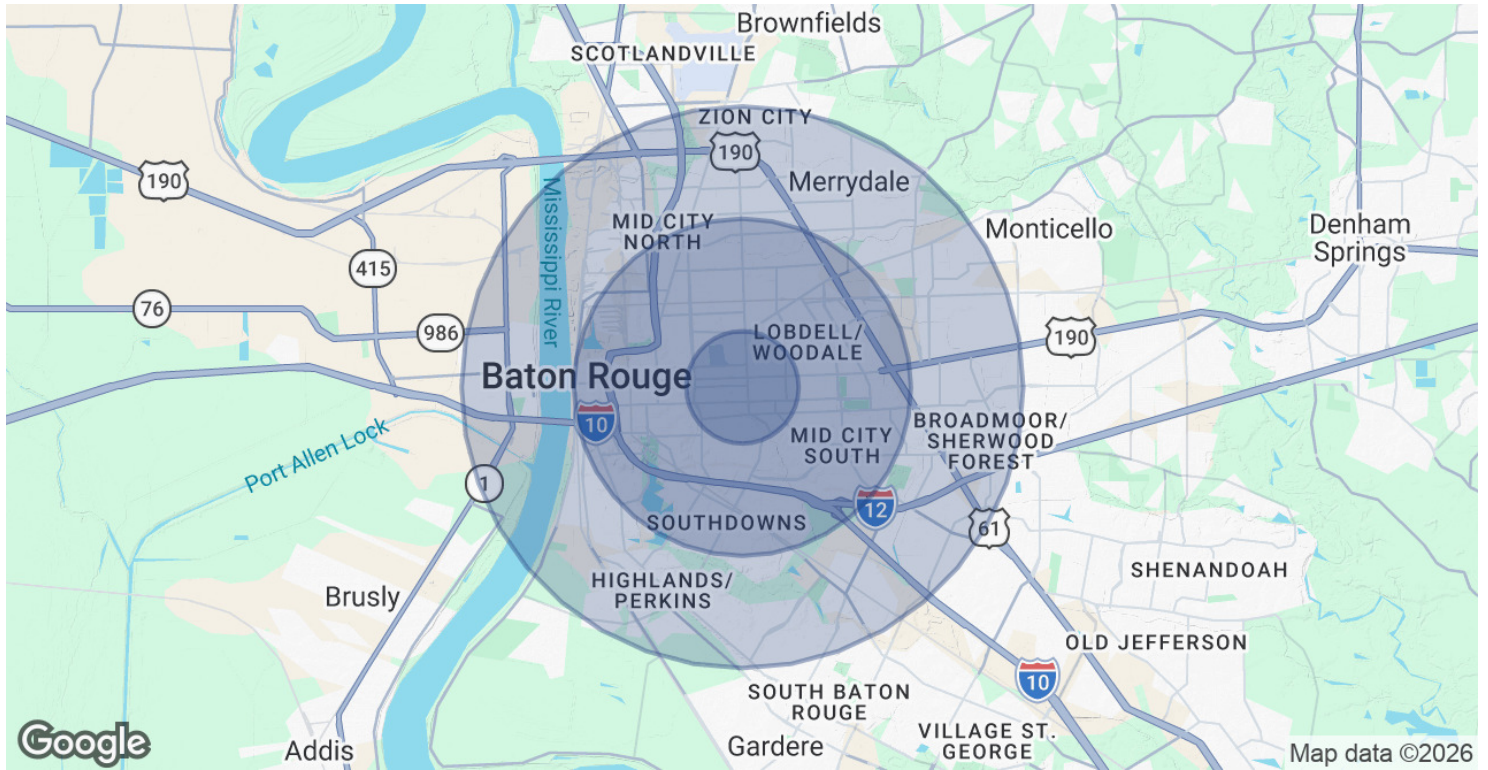
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,872	80,629	187,311
Average Age	39.5	36.1	35.2
Average Age (Male)	40.3	36.3	34.5
Average Age (Female)	40.9	36.7	36.8

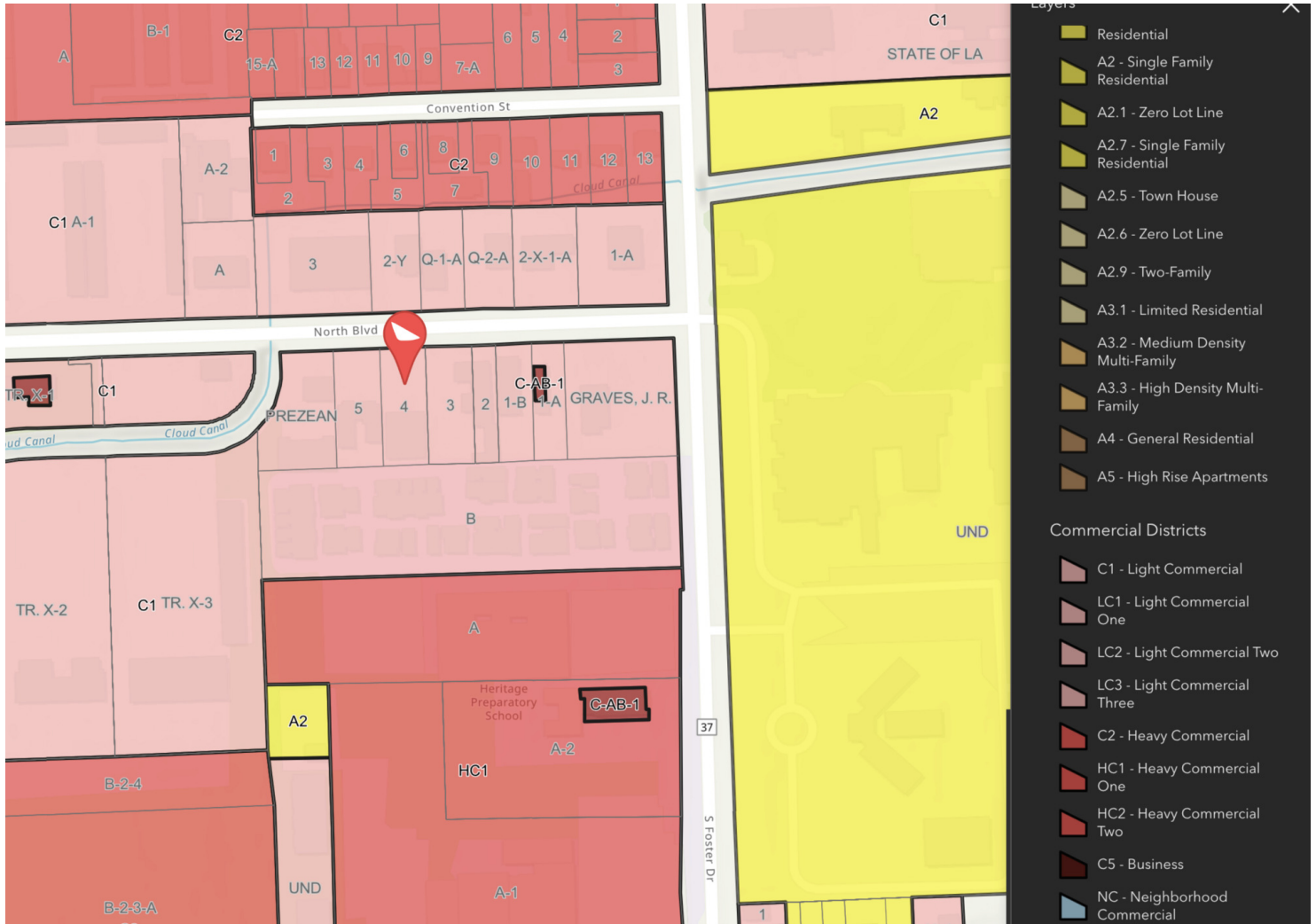
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,491	34,474	75,981
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$84,355	\$79,123	\$80,858
Average House Value	\$332,783	\$337,119	\$279,683

2023 American Community Survey (ACS)

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# ZONING MAP



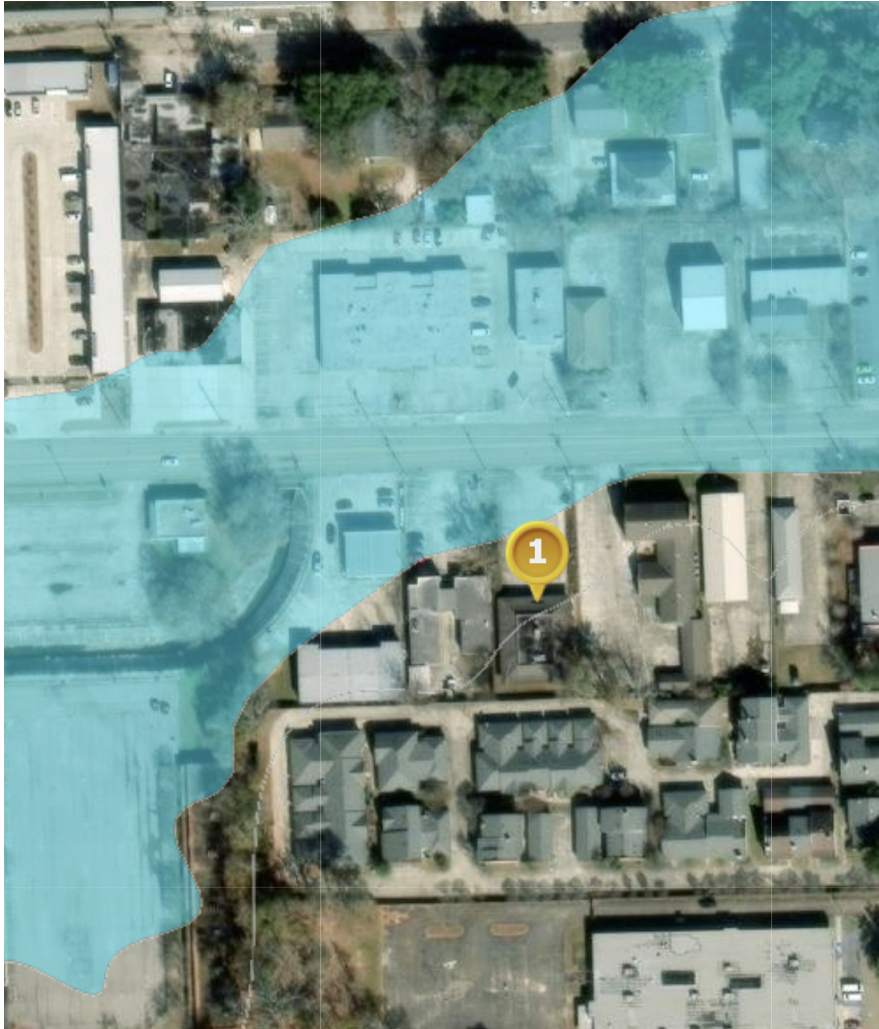
## ZONE C1 - LIGHT COMMERCIAL

Source: The municipality in which the property is located

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# FLOOD ZONE MAP



## Points

Flood Insurance Study Text

**Pt. 1 (30.4482, -91.1405)**

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)  
Flood Zone: X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE  
FIRM Panel ID: 22033C0235E  
FIRM Panel Date: 5/2/2008

Ground Elevation<sup>1</sup>: 49.8 ft

Community Info

What Does This Mean?

Clear Points

## FLOOD ZONE X

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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