



GONZALES GARDEN OFFICE IDEAL FOR OWNER OCCUPANT OR INVESTOR

1201 S PURPERA AVE, SUITES 601 & 602 GONZALES, LA 70737



OFFERED: FOR SALE

SALE PRICE: \$494,500 LEASE RATE: \$22.50/SF/YR
±2,480 SF TOTAL | ±1,240 SF SUITES | MODIFIED GROSS

- One suite currently occupied
- Well-maintained garden office
- ±1 minute from Airline Hwy and E Worthey Rd
- Nearby locales include Walmart, Rouses, and Ascension Parish Government

CONTACT:

LINDSAY REDHEAD, MBA
800.895.9329

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

- Now for sale and lease, 1201 S Purpera Ave offers a $\pm 2,480$ SF office building divided into two $\pm 1,240$ SF suites, one of which is currently occupied.
- This well-maintained garden office is located within a professional office park, creating a perfect setting for professionals.
- Situated ± 1 minute from Airline Hwy and E Worthey Rd, the property is surrounded by major retailers including Walmart, Rouses, Marshalls, and Ross, as well as community institutions such as East Ascension High School, the Ascension Parish Library, and the Ascension Parish Government.
- Modified Gross lease type. Tenant pays rent, electricity, Wi-Fi, and interior janitorial.
- Zoned C-1.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	1201 S Purpera Ave, Suites 601 & 602
City, State, Zip	Gonzales, LA 70737
County	Ascension Parish
Market	LA - Baton Rouge MSA
Township	09S
Range	03E
Section	033
Side Of The Street	West
Road Type	Paved
Nearest Highway	Airline Hwy - US 61
Nearest Airport	Baton Rouge Metropolitan - BTR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
APN #	20032598

BUILDING INFORMATION

Building Size	±2,480 SF
Number Of Units	2
Parking Type	Surface
Free Standing	Yes
Number Of Buildings	1

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INTERIOR PHOTOS

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AERIAL PHOTOS



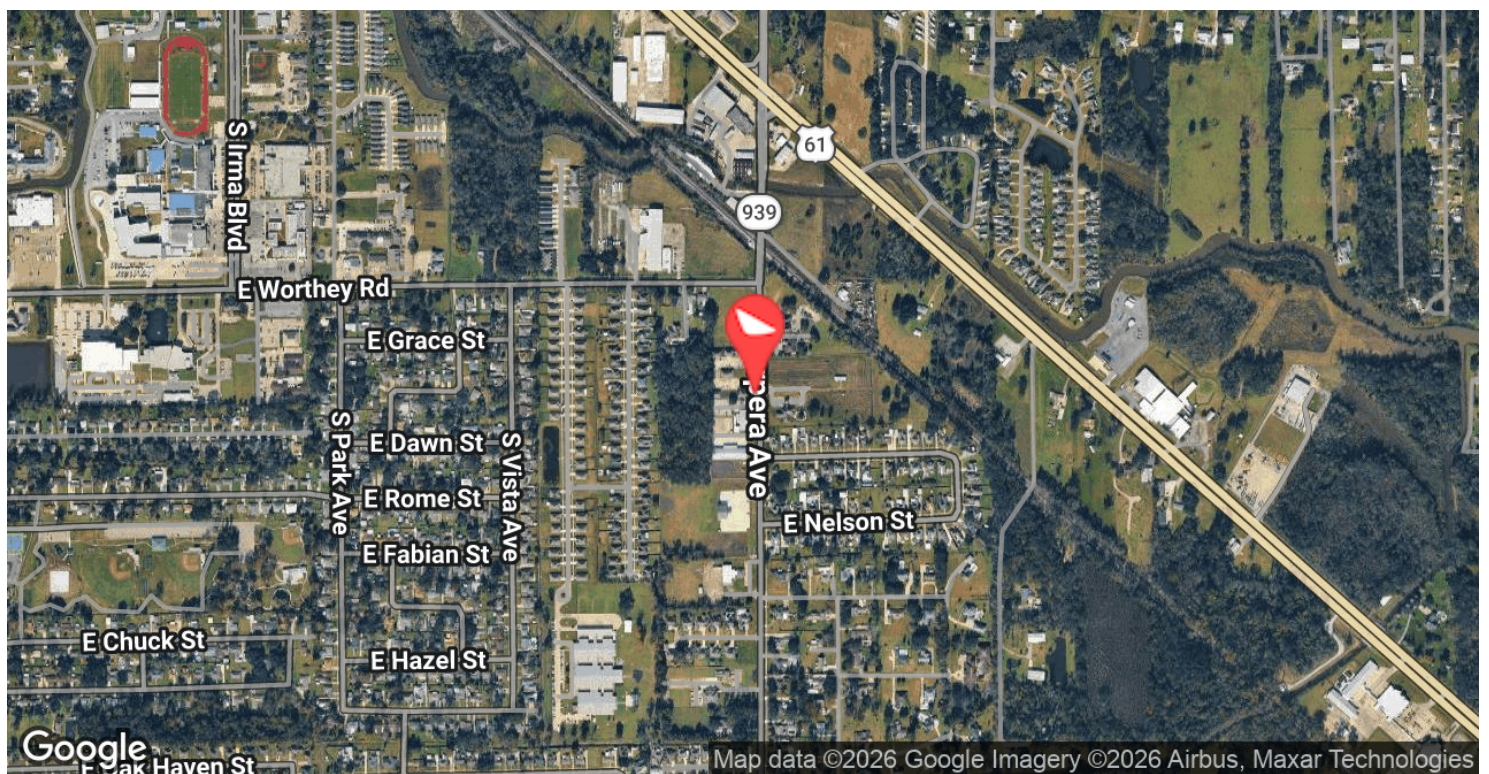
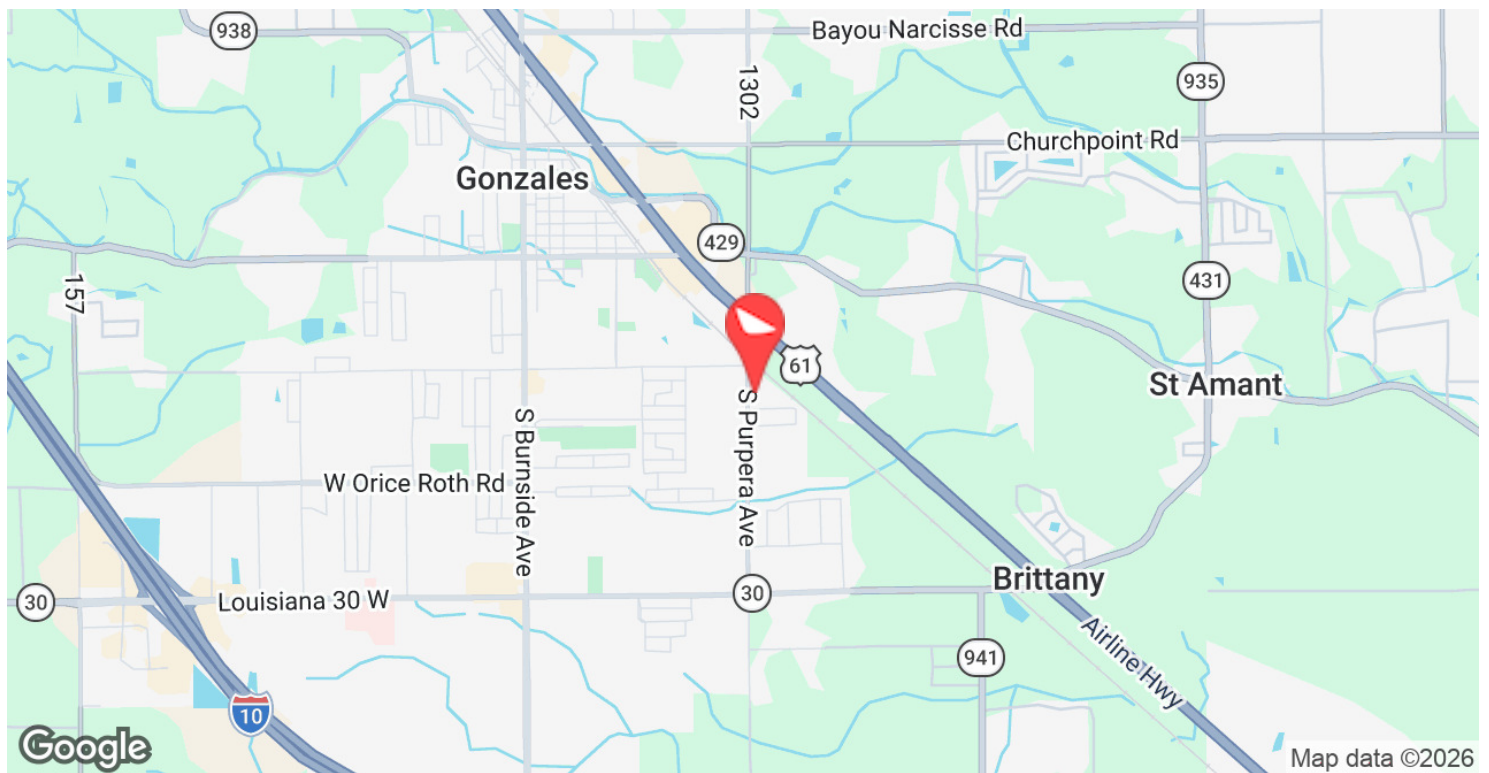
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LOCATION MAPS

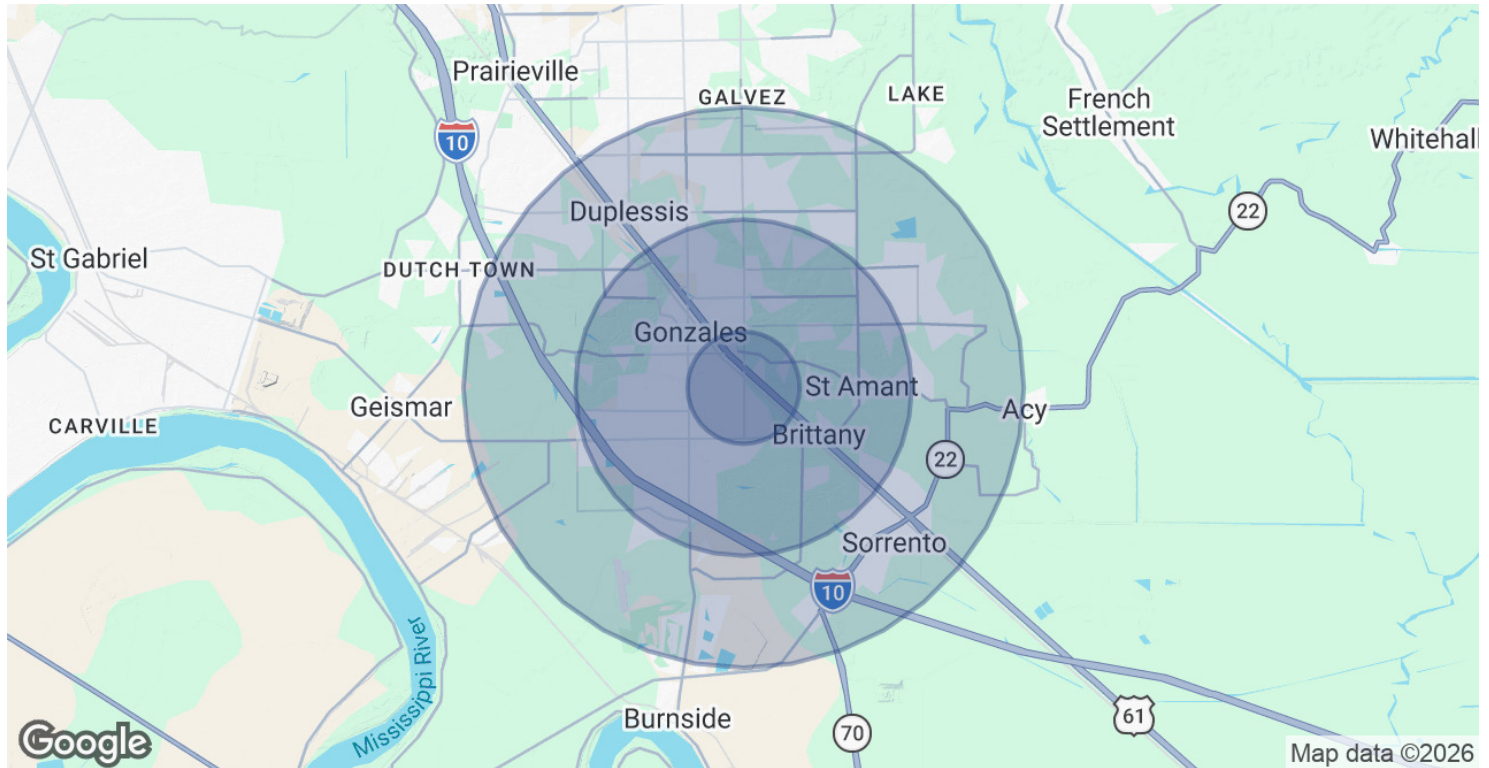
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,297	25,840	61,114
Average Age	40	39	38
Average Age (Male)	38	38	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,675	10,060	23,092
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$84,624	\$85,479	\$94,579
Average House Value	\$203,181	\$228,390	\$251,475

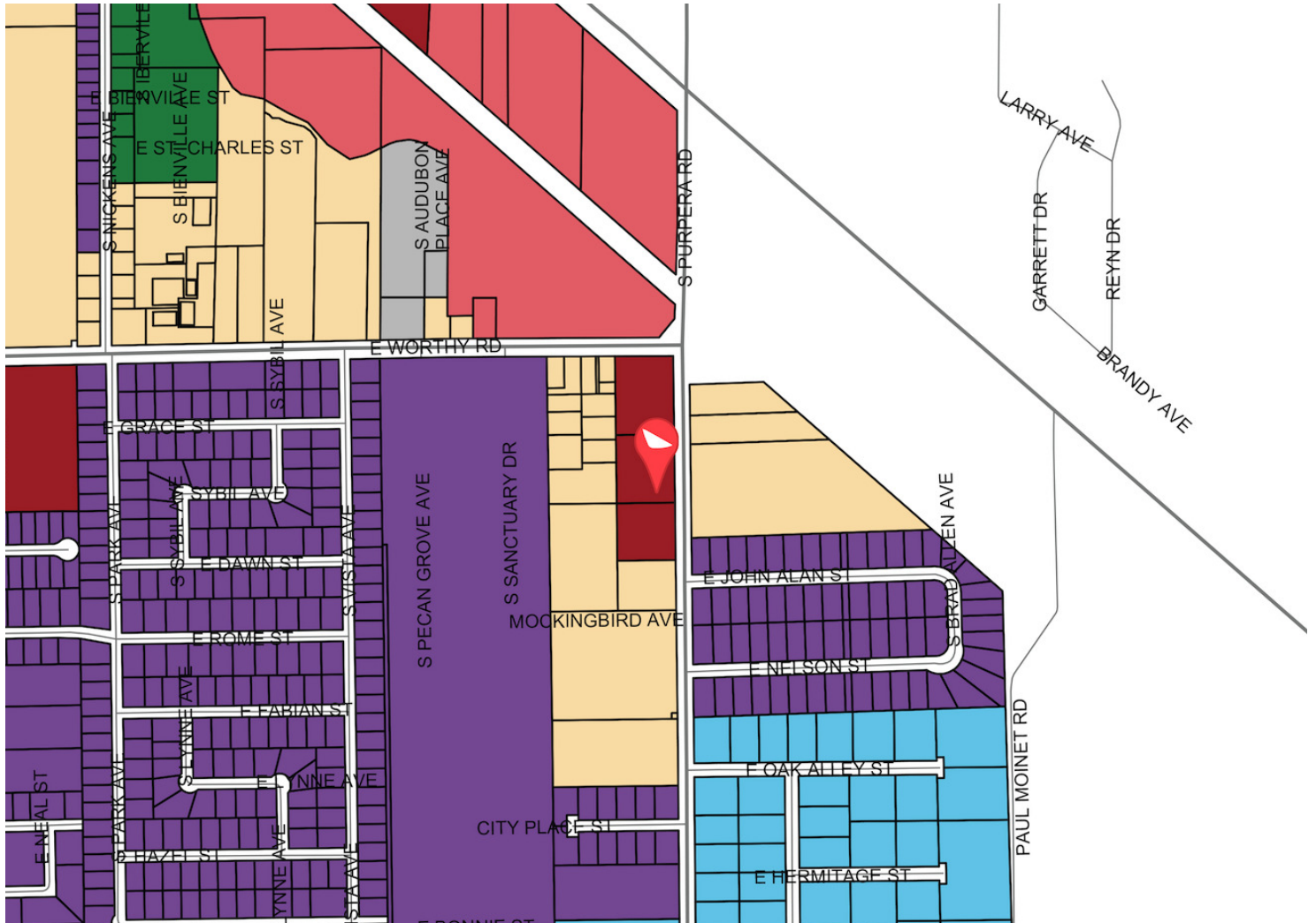
2020 American Community Survey (ACS)

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ZONING MAP



C-1

Source: The municipality in which the property is located

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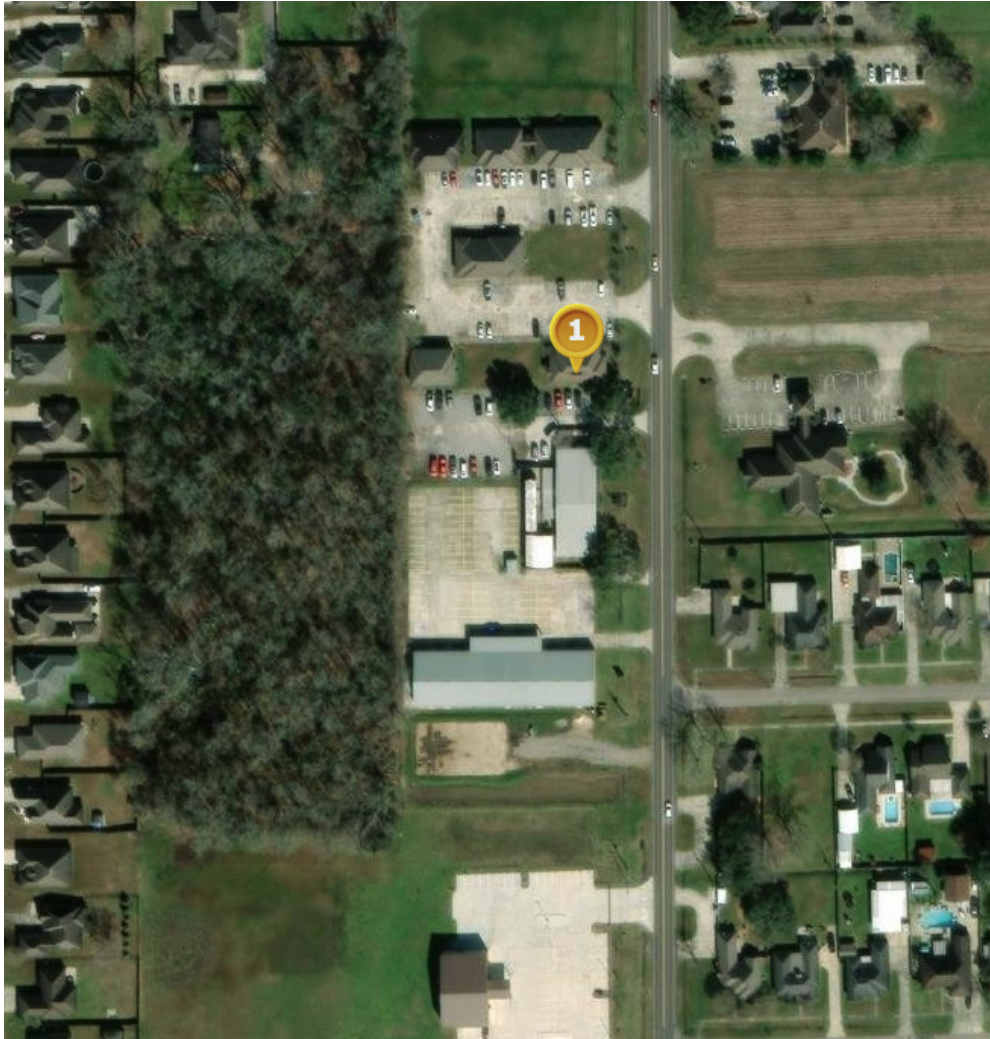
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FLOOD ZONE MAP



Pt. 1 (30.2240, -90.9043) 

Community: Gonzales

Effective FIRM (Effective: 8/16/2007)
Flood Zone: X-Area WITH REDUCED FLOOD
RISK DUE TO LEVEE
FIRM Panel ID: 22005C0110E
FIRM Panel Date: 8/16/2007

Ground Elevation¹: 8.8 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

FLOOD ZONE: X-Area WITH REDUCED FLOOD RISK DUE TO LEVEE

Source: maps.lsuagcenter.com/floodmaps

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