

# FOR SALE



GONZALES BOARDING KENNEL FOR SALE

12478 LOUISIANA 44 • GONZALES, LA 70737

## Highlights

|                 |            |
|-----------------|------------|
| Purchase Price: | \$399,000  |
| Building SF:    | 2,550 SF   |
| Lot Size:       | 0.26 Acres |
| Zoning:         | MU         |

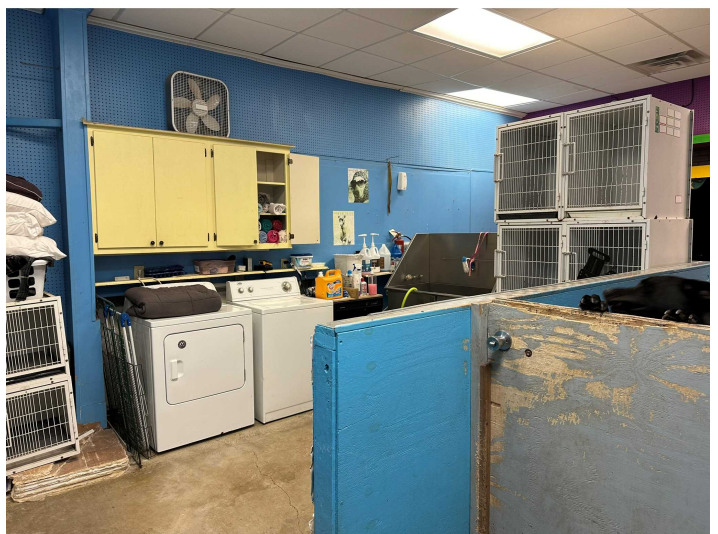
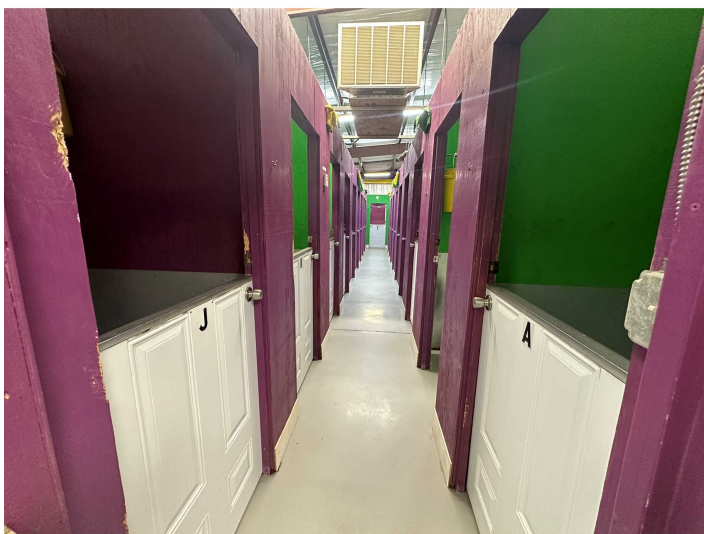


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## Property Description

2550sf commercial building is currently occupied by dog boarding and grooming business. Zoned MU and suitable for multiple commercial uses. Seller will consider including FF&E with acceptable purchase offer. Business is currently in operation. Please do not visit the premises without prior approval by real estate brokers.







# EXTERIOR

12478 LOUISIANA 44







10/29/24, 8:28 PM

LA Flood Map



Email

Print

## Louisiana Flood Map

### 12478 Hwy 44 Gonzales, La



#### Visible Layers

Effective FIRM

Bing Roads

#### Point Coordinates

| Point # | Lat, Long.        |
|---------|-------------------|
| 1       | 30.2532, -90.9204 |

Flood information in this table is from the: Effective FIRM

| Point | Panel ID                 | Flood Zone                                  | BFE | Ground Elevation | LOMR |
|-------|--------------------------|---|-----|------------------|------|
| 1     | 22005C0045E<br>8/16/2007 | X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE | out | 11.6             | N/A  |

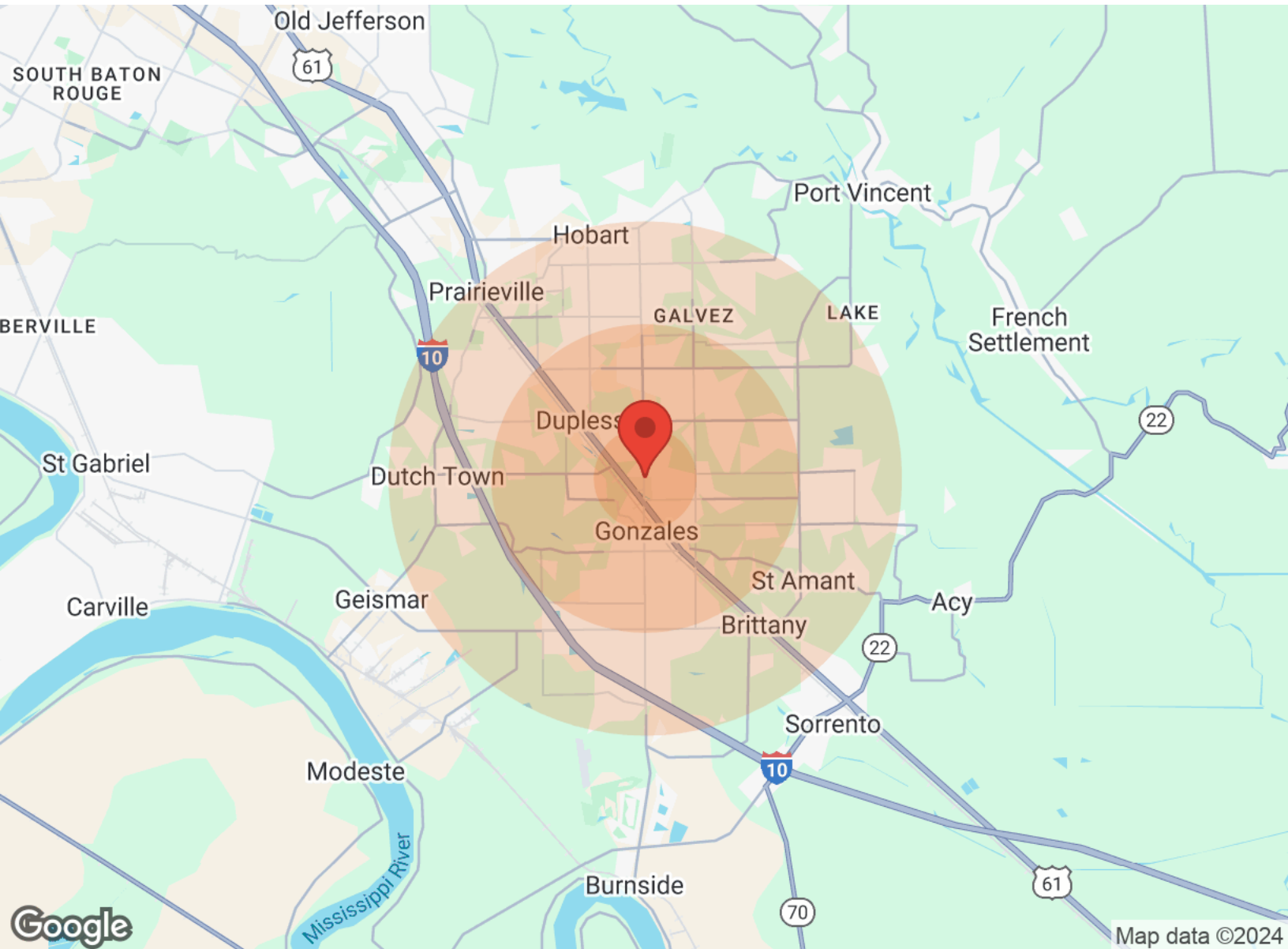
1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



# DEMOGRAPHICS

12478 LOUISIANA 44



| Population       | 1 Mile | 3 Miles | 5 Miles | Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------|--------|---------|---------|---------------------|----------|----------|----------|
| Male             | 2,417  | 17,646  | 38,844  | Median              | \$49,856 | \$58,356 | \$67,924 |
| Female           | 2,509  | 18,372  | 39,755  | < \$15,000          | 267      | 1,349    | 2,356    |
| Total Population | 4,926  | 36,018  | 78,599  | \$15,000-\$24,999   | 244      | 900      | 1,787    |
|                  |        |         |         | \$25,000-\$34,999   | 191      | 1,050    | 2,474    |
|                  |        |         |         | \$35,000-\$49,999   | 363      | 2,362    | 4,120    |
|                  |        |         |         | \$50,000-\$74,999   | 299      | 2,597    | 5,200    |
|                  |        |         |         | \$75,000-\$99,999   | 335      | 2,271    | 4,903    |
|                  |        |         |         | \$100,000-\$149,999 | 166      | 1,949    | 5,016    |
|                  |        |         |         | \$150,000-\$199,999 | 8        | 469      | 1,363    |
|                  |        |         |         | > \$200,000         | 19       | 158      | 662      |
| Age              | 1 Mile | 3 Miles | 5 Miles | Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0-14        | 1,134  | 8,424   | 18,832  | Total Units         | 2,023    | 13,839   | 28,980   |
| Ages 15-24       | 649    | 5,235   | 11,708  | Occupied            | 1,850    | 12,720   | 27,034   |
| Ages 25-54       | 2,087  | 14,611  | 31,655  | Owner Occupied      | 1,143    | 9,338    | 21,630   |
| Ages 55-64       | 543    | 3,823   | 8,419   | Renter Occupied     | 707      | 3,382    | 5,404    |
| Ages 65+         | 513    | 3,925   | 7,985   | Vacant              | 173      | 1,119    | 1,946    |
| Race             | 1 Mile | 3 Miles | 5 Miles |                     |          |          |          |
| White            | 3,504  | 25,702  | 60,811  |                     |          |          |          |
| Black            | 1,174  | 8,554   | 14,978  |                     |          |          |          |
| Am In/AK Nat     | N/A    | 12      | 54      |                     |          |          |          |
| Hawaiian         | N/A    | 22      | 28      |                     |          |          |          |
| Hispanic         | 418    | 2,664   | 4,094   |                     |          |          |          |
| Multi-Racial     | 494    | 3,154   | 4,808   |                     |          |          |          |