

**4917-4927 S Sherwood Forest Blvd**  
Baton Rouge, LA 70816



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**MLS# 2025016078**



**\$700,000**

**8,000 Sqft**

Income Producing Multi-Tenant Office Building | Baton Rouge, LA Prime investment income-producing office building located in the Sherwood Forest area of Baton Rouge. The property includes six combined condo units with 32 individual office suites. Currently operating at 70% occupancy offering generating strong in-place cash flow and upside potential upon full occupancy or room for an owner occupant. The building is ideally situated in a quiet, professional setting with easy access to Sherwood Forest Blvd and just 5 minutes from I-10, offering convenience and visibility for tenants and their clientele. This well-maintained asset is well suited for investors seeking steady returns, professional tenants, and a strong location in the Baton Rouge office market. Showings are by appointment only. Please do not disturb the tenant. 32 total suites with 70% occupancy Current Gross Monthly Income: \$7,400 Potential Gross Monthly Income: \$11,440 Average Annual Expenses: \$32,000 Stable tenant mix with potential for rent increases Ample on-site parking Ideal for owner-user or investor Strategically located near I-10, shopping, and business services



**David Vercher**

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KW Commercial Baton Rouge

For full listing details, please scan:

