

**5422 Galeria Dr**  
Baton Rouge, LA 70816



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**MLS# 2025016079**



**\$399,000**

**4,700 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 11 individual office suites, with 10 currently leased, generating strong in-place cash flow and upside potential upon full occupancy. 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. Also available is 5423 Galeria Dr directly across the street. Showings are by appointment only. Please do not disturb the tenant. 11 total suites with 1 vacancy Current Gross Monthly Income: \$4,050 Fully Leased Gross Potential Income: \$5,000/month Average Annual Expenses: \$24,500 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:

