

11590 N Harrells Ferry Rd, Baton Rouge, LA

COMMERCIAL PROPERTY FOR SALE



Baton Rouge, LA

Asking Price: \$525,000.00



Austin Palmer | 225.936.4019 | apalmer@beaubox.com

11590 N Harrells Ferry Rd Baton Rouge, LA 70816

PROPERTY DESCRIPTION



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- 0.831 Acres or 36,198.36 SqFt
- Bldg Area: 5,000 Total SqFt
 - Office: 1,500 SqFt
 - Warehouse: 3,500 SqFt
- Zoning C-2
- East Baton Rouge Parish
- Flood Zone AE / X Protected By Levee

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Broker of Record, Beau J. Box; Licensed by the Louisiana Real Estate Commission, Mississippi Real Estate Commission, Alabama Real Estate Commission and Florida Real Estate Commission, USA. 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. Buyer must verify the information and bears all risk for any inaccuracies. © Beau Box Commercial Real Estate. | June 22, 2021



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Lot Map



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FLOOD MAP

Community: Baton Rouge

Effective FIRM (Effective: 5/2/2008)

Flood Zone: X-AREA WITH REDUCED FLOOD
RISK DUE TO LEVEE

FIRM Panel ID: 22033C0270E

FIRM Panel Date: 5/2/2008

Ground Elevation¹: 40.5 ft



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