

RETAIL/COMMERCIAL FOR SALE

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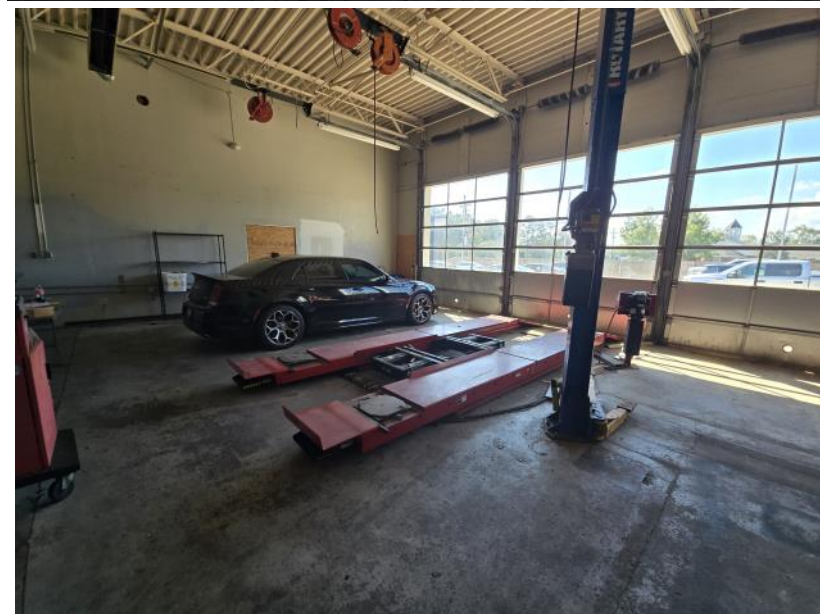
SALE PRICE \$2,031,700.00

5,600 sq. ft. building (formerly Automotive Dealership) in immaculate condition situated on 2.5 acres. 2,295 sq. ft. of retail space with reception area, 2 offices, sales area, waiting room, 2 restrooms and storage. 3,305 sq. ft. warehouse, 512 sq.ft. of mezzanine. 3 bays with roll-up doors, 2 Car lifts, and large concrete parking lot adjacent and behind building. Zoned MX-C - Mixed-Use Commercial District. 157+- feet of frontage on Highway 51 x 458' depth. Located in Flood Zone X. For more information contact Mike Williams 985-634-0035 mikewilliams1@remax.net

REMAX SELECT 13360 COURSEY BLVD. SUITE B BATON ROUGE, LA 70816

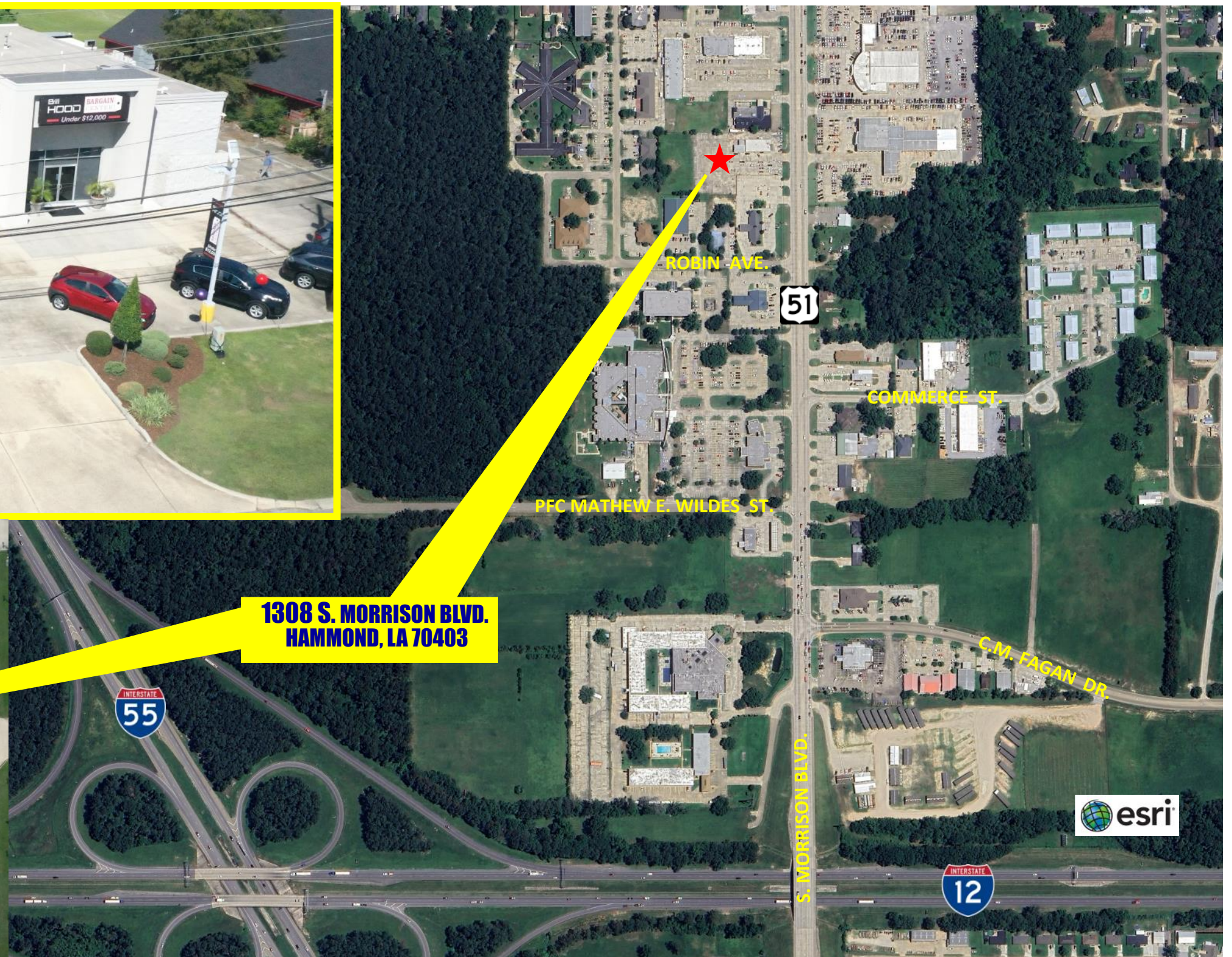
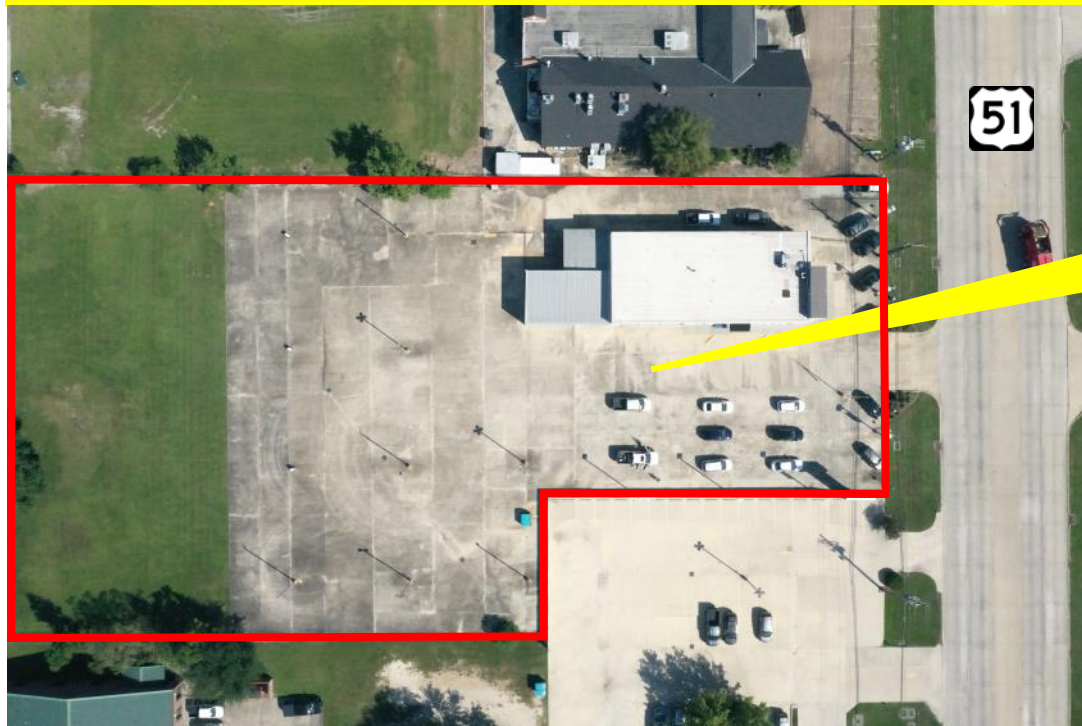
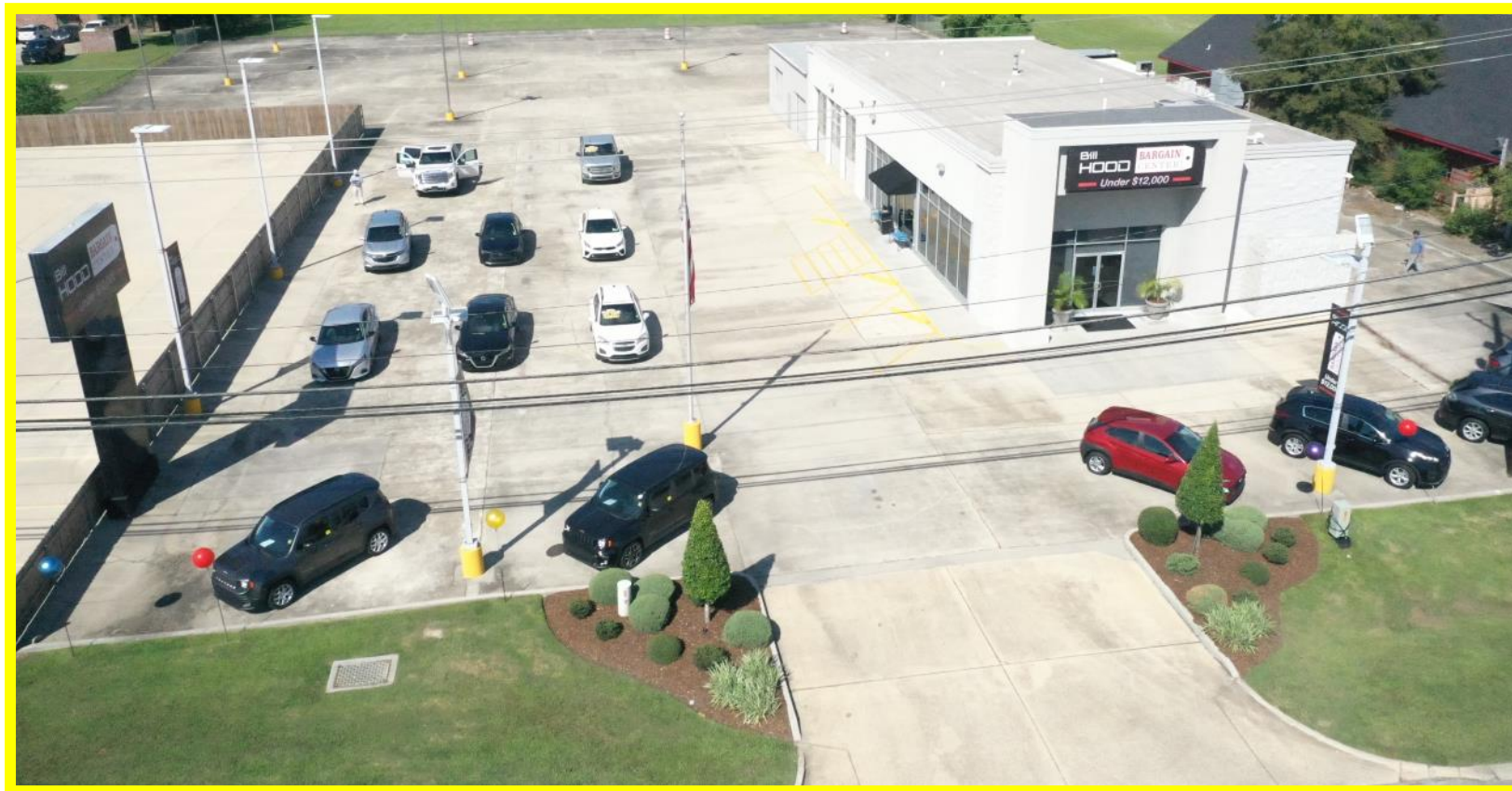


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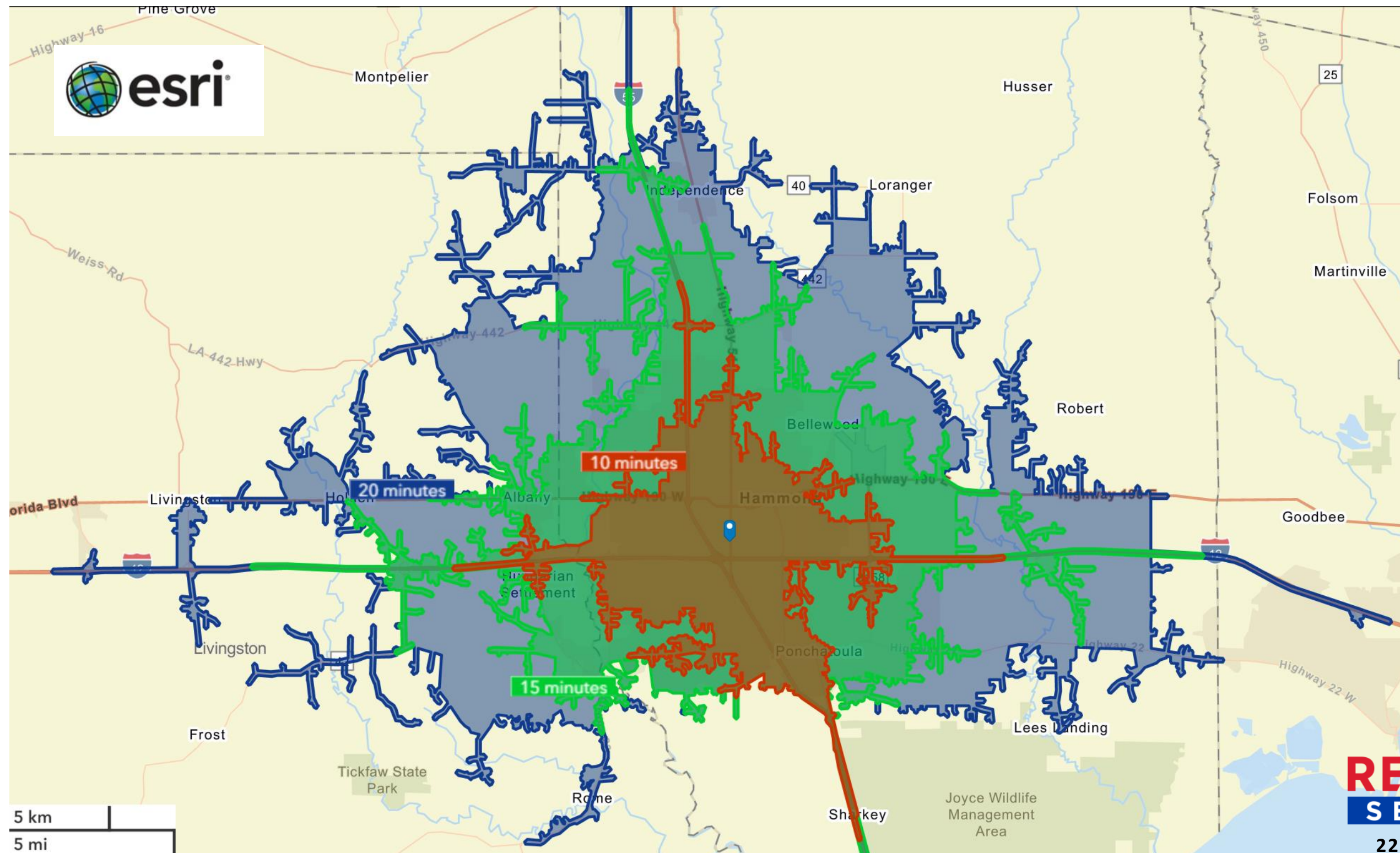
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SELECT**

225-291-1234



TRADE AREA DEMOGRAPHICS - DRIVE TIMES

	10 minutes	15 minutes	20 minutes
2024 Population	46,942	81,510	114,030
2024 Median Household Income	\$51,768	\$55,767	\$57,520
2024 Average Household Income	\$67,944	\$71,926	\$74,365

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