

## COMMERCIAL PROPERTY FOR SALE WITH GREAT ACCESS & VISIBILITY

2724 WOODDALE BLVD BATON ROUGE, LA 70805



**SALE PRICE: \$447,500.00**

### PROPERTY HIGHLIGHTS

- Building Size: 15,000 SF
- Land Size: 0.99 Acres
- Highly Versatile Building
- Excellent Access & Visibility from High-Traffic Roadways
- Two Gated Driveways for Access on Either Side of Property



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### PROPERTY HIGHLIGHTS

- Located at 2726 Wooddale Blvd, this gated property includes two meticulously maintained two-story buildings spanning roughly 15,000 square feet on a  $\pm 1$ -acre parcel.
- Prime location with immediate access to Hwy 37 (Greenwell Springs Rd) and Hwy 61 (Airline Hwy), and just a short  $\pm 5$ -minute drive to the new Amazon fulfillment center and surrounding developments at Airline Hwy and Florida Blvd.
- Neighboring Windsor Courts Office Plaza, an 8-acre site, Primed for Future Redevelopment Opportunity
- Versatile property featuring two driveways on either side of the building, multiple suites with private exterior entrances, making it ideal for both investors and owner-occupants.
- Conveniently equipped with 8 restrooms to accommodate a variety of tenant needs.

### PROPERTY OVERVIEW

2724 WOODDALE BLVD BATON ROUGE, LA 70805

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### Property Information

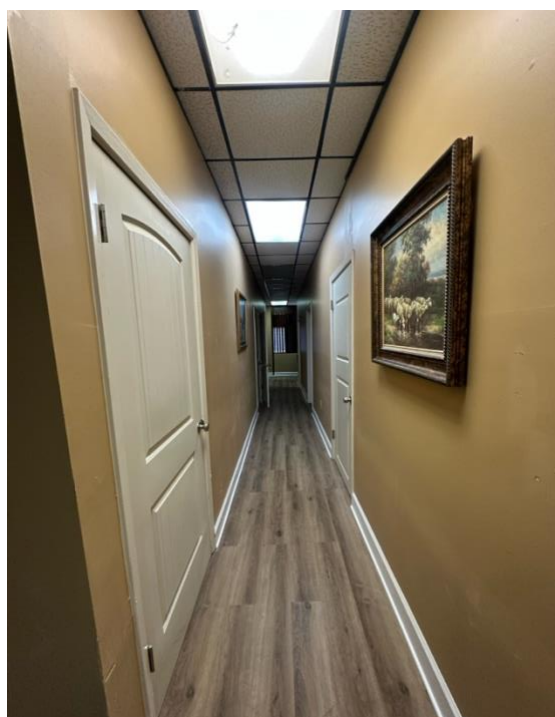
Street Address	2726 Wooddale Blvd
City, State, Zip	Baton Rouge, LA 70805
Parish	East Baton Rouge
Lot	1-A-1-A
Township	6S
Zoning	C-2 Heavy Commercial
Flood Zone	X
Lot Size	±0.99 Acres
Property Type	Office/Retail/Special
Traffic Count	±61,203
Subdivision	Fred Bahlinger

### Building Information

Building Size	±15,000 SF
Tenancy	Single or Multiple
Number Of Floors	2
# of Restrooms	8
Off-Street Parking	Yes
Parking Type	Surface
Road Type	Paved
Free Standing	Yes

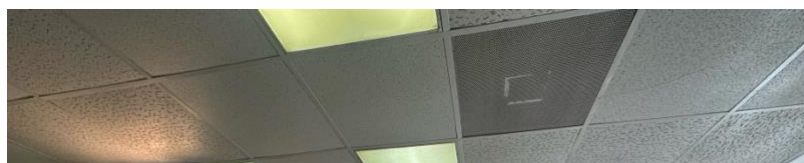
## INTERIOR PHOTOS

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## EXTERIOR PHOTOS

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## AERIAL PHOTOS

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## ZONING MAP

2724 WOODDALE BLVD BATON ROUGE, LA 70805

ZONING: C-2 (HEAVY COMMERCIAL)

