



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE
MID CITY STAND-ALONE - LIVE/WORK - 2 BUILDINGS - OFF STREET PARKING
545 S FOSTER DRIVE, BATON ROUGE, LA 70806

3,857 SF

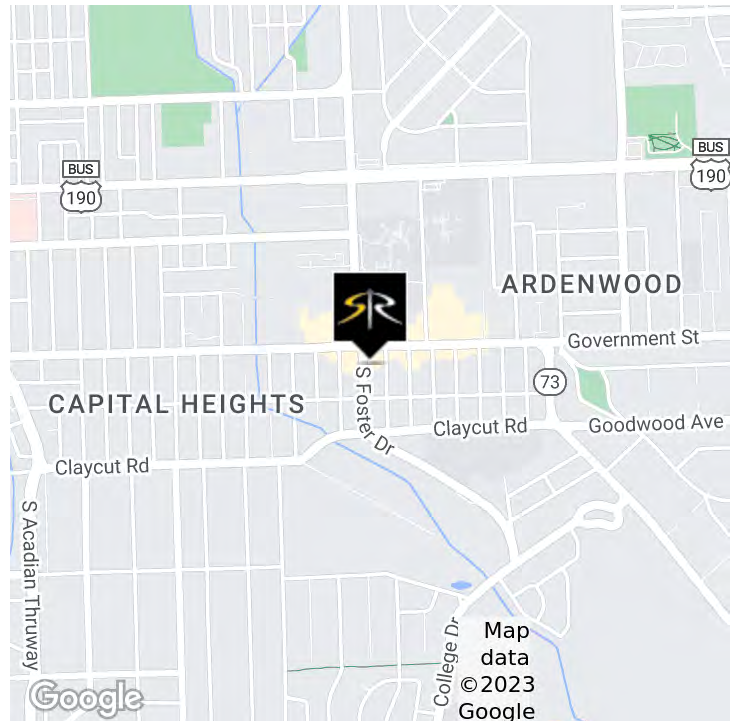


OFFERING SUMMARY

Sale Price:	\$875,000
Building Size:	3,857 SF
Lot Size:	0.24 Acres
Zoning:	C1 & C-AB-1

PROPERTY HIGHLIGHTS

- True Live/Work Opportunity in Mid City
- Retail/Commercial Building: 2 Story A Hays. Town 1,782 SqFt plus 1st and 2nd Story Porches
- Residence: 2bd/2ba Modern Remodel with Massive Master Suite, Open Floor Plan with Top-end Finishes, Front and Rear Porches, and Parking in Rear. Nothing Comparable in Mid City.
- Owner to Relocate Business Upon Sale
- Zoned primarily C1, but Property is 'Spot Zoned' C-AB-1 for the 2 Story Retail/Commercial Building



MATTHEW SHIRLEY
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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



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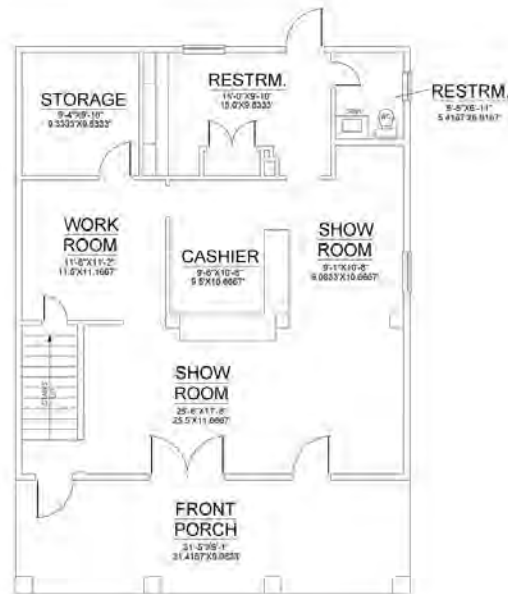
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FLOOR PLAN
545 S. FOSTER
BATON ROUGE, LA.
AS-BUILT

SQUARE FOOTAGE	
WORK AREA	1,004.45 FT ²
FRONT PORCH	384.40 FT ²
SHOWROOM	584.90 FT ²
SHOALAND	2,083.25 FT ²
TOTAL	3,056.90 FT ²



Floor Plan: 545 S. Foster Dr.

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FLOOR PLAN

555 S. FOSTER
BATON ROUGE, LA.
AS-BUILT

SQUARE FOOTAGE	
LIVING AREA	1361 SQ. FT.
FRONT PORCH	48 SQ. FT.
BACK PORCH	98 SQ. FT.
TOTAL	1507 SQ. FT.

Floor Plan: 555 S. Foster Dr.

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