

COMMERCIAL FOR SALE

8404 SCOTLAND AVE
BATON ROUGE, LA 70807

PRICE: \$199,000



OFFERING SUMMARY

PRICE:	\$199,000
BUILDING SF:	3,330 SF
LOT SIZE:	6,200 SF
ZONING:	C-2
FLOOD ZONE	X
FORMER USE	RESTAURANT
OPPORTUNITY ZONE	YES

Exceptional Investment Opportunity:

Strategic Commercial Venue Near Southern University
Unlock significant equity with this versatile commercial asset, strategically positioned in a high-visibility corridor adjacent to Southern University. Offered at an aggressive price point more than \$100,000 below appraised value, this property represents a rare value-add opportunity for the discerning investor or entrepreneur.

Restoration Potential
While the property requires capital improvements, it serves as a blank canvas for a bespoke renovation. Please note that the kitchen flooring was previously excavated to facilitate a sewer line repair and remains open, providing direct access for plumbing upgrades.

This is a premier chance to leverage your expertise and restore a high-potential asset to its peak market value.



CASTRO REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

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03



Property Highlights:

Formerly a high-traffic restaurant, the structure boasts a robust layout designed for high-capacity operations:

Versatile Floor Plan: Features an expansive dining hall, a dedicated commercial kitchen, and a mechanical room.

Professional Suite: Includes four private offices, ideal for administrative use or specialized services.

Optimal Zoning: Zoned (C-2) Heavy Commercial, allowing for a wide array of business ventures ranging from retail to professional services.

Safety & Logistics: Situated in Flood Zone X (minimal flood hazard area).

Opportunity Zone: Yes

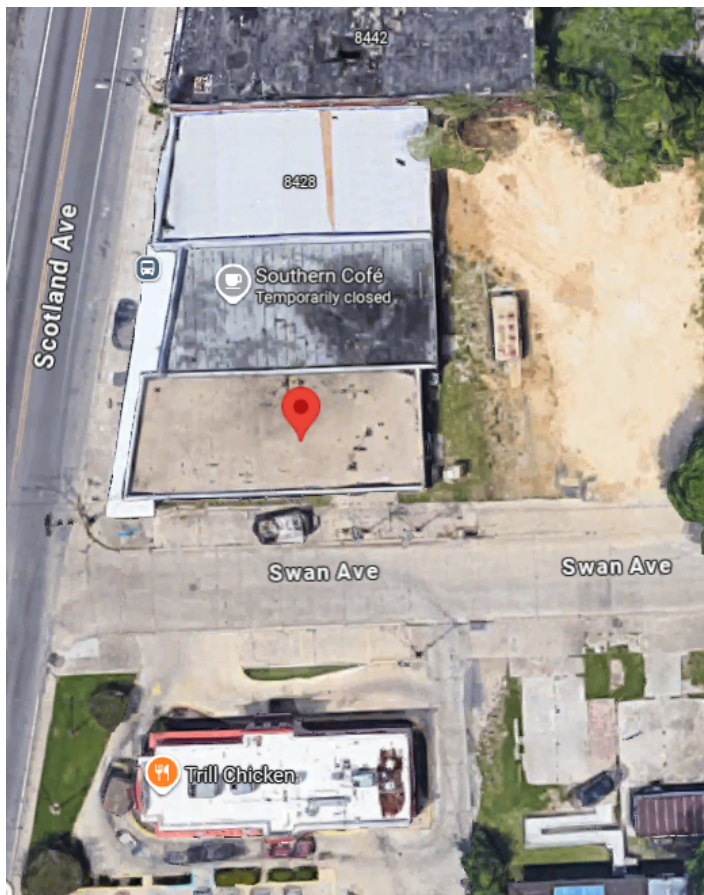
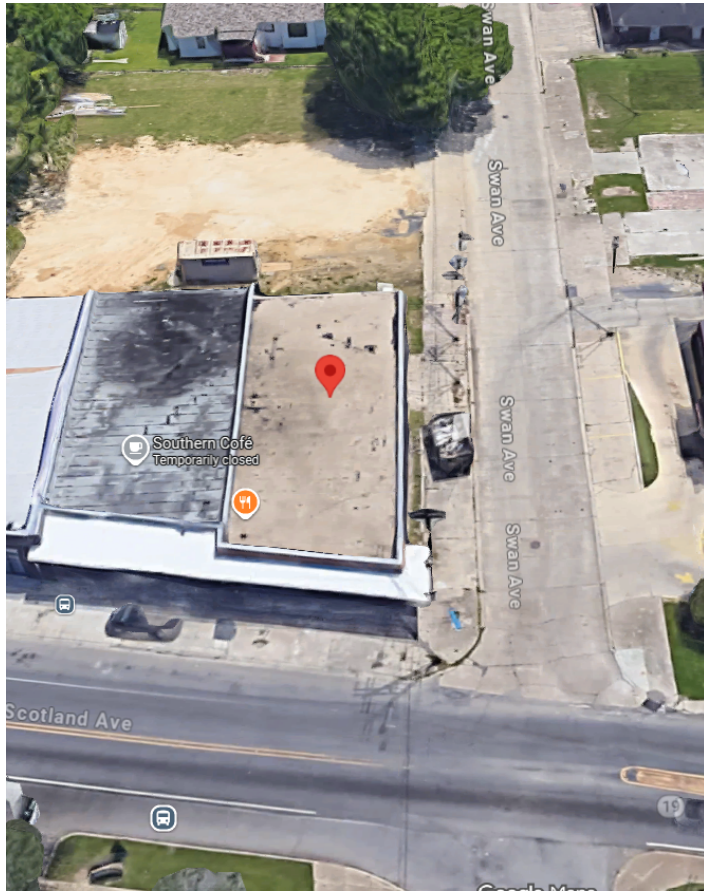
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PROPERTY PHOTOS

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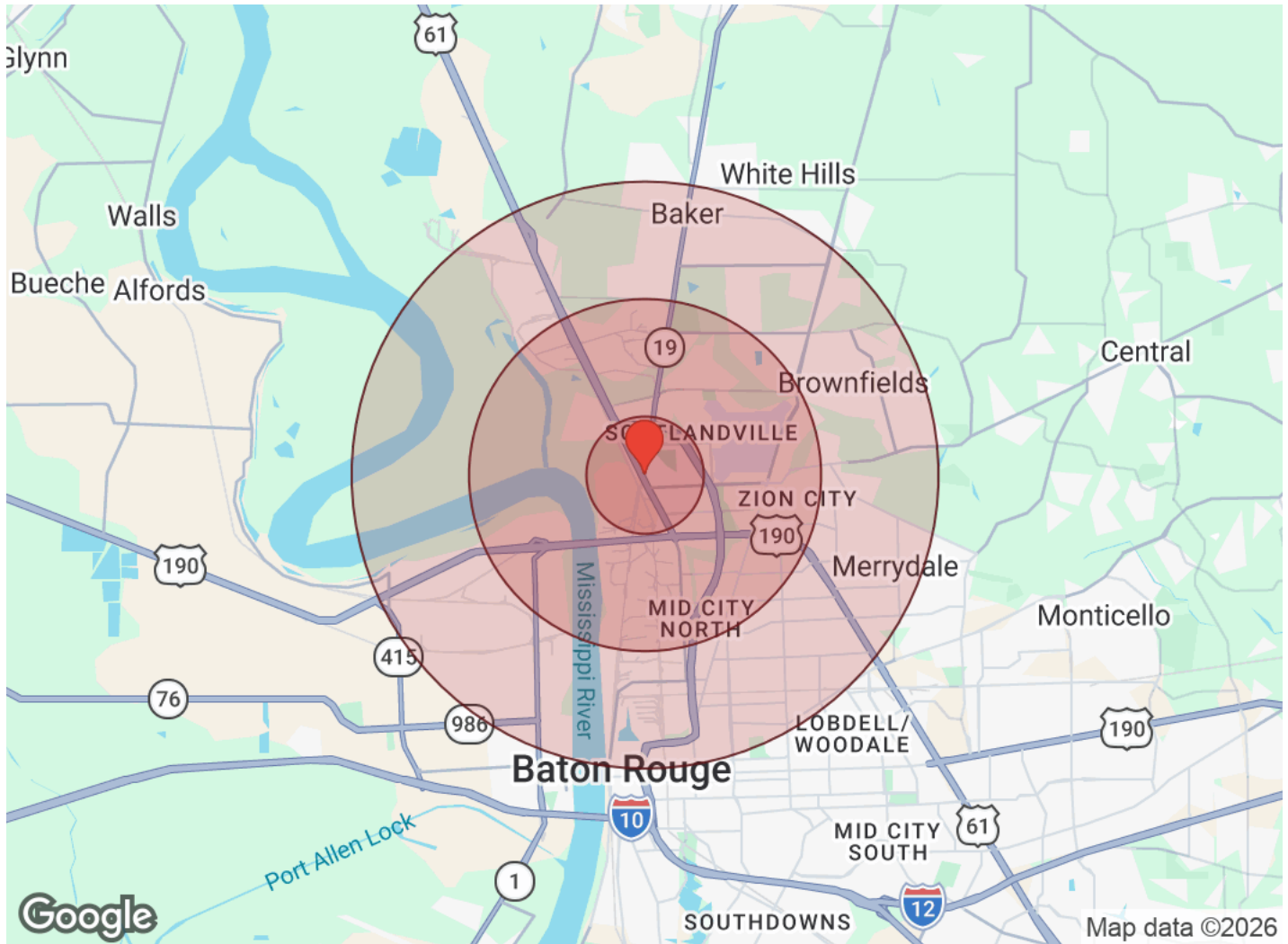
BUSINESS MAP

8404 Scotland Ave
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DETAILED DEMOGRAPHICS

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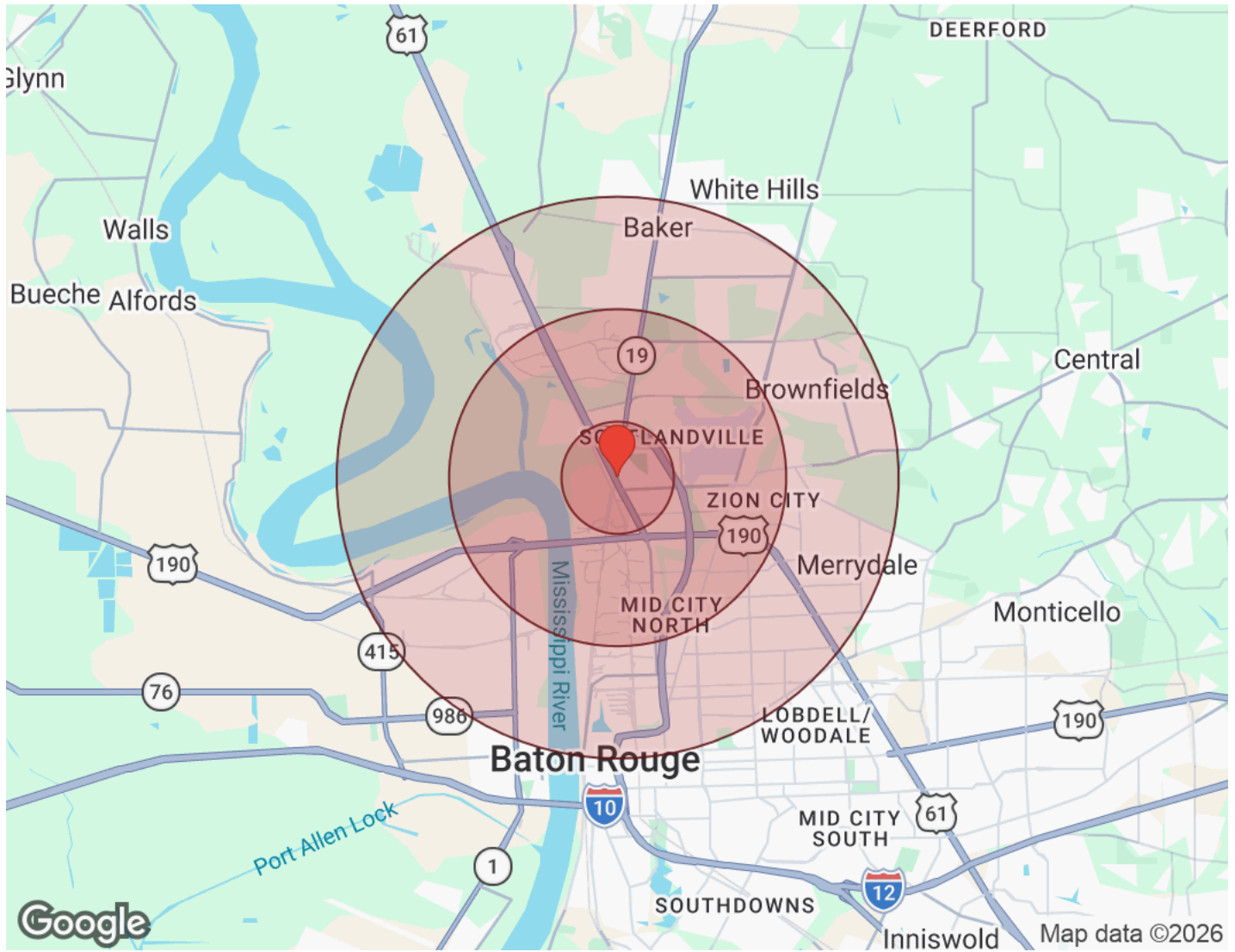


Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,245	15,712	44,855
Female	2,810	14,442	46,184
Total Population	6,055	30,154	91,040
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,710	12,240	39,572
Occupied	2,144	10,093	32,935
Owner Occupied	935	4,577	16,917
Renter Occupied	1,209	5,516	16,018
Vacant	567	2,147	6,637
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	342	2,623	12,172
Black	5,473	26,557	75,053
Am In/AK Nat	3	21	73
Hawaiian	N/A	3	18
Hispanic	131	522	2,285
Asian	15	48	291
Multiracial	75	305	983
Other	17	75	164

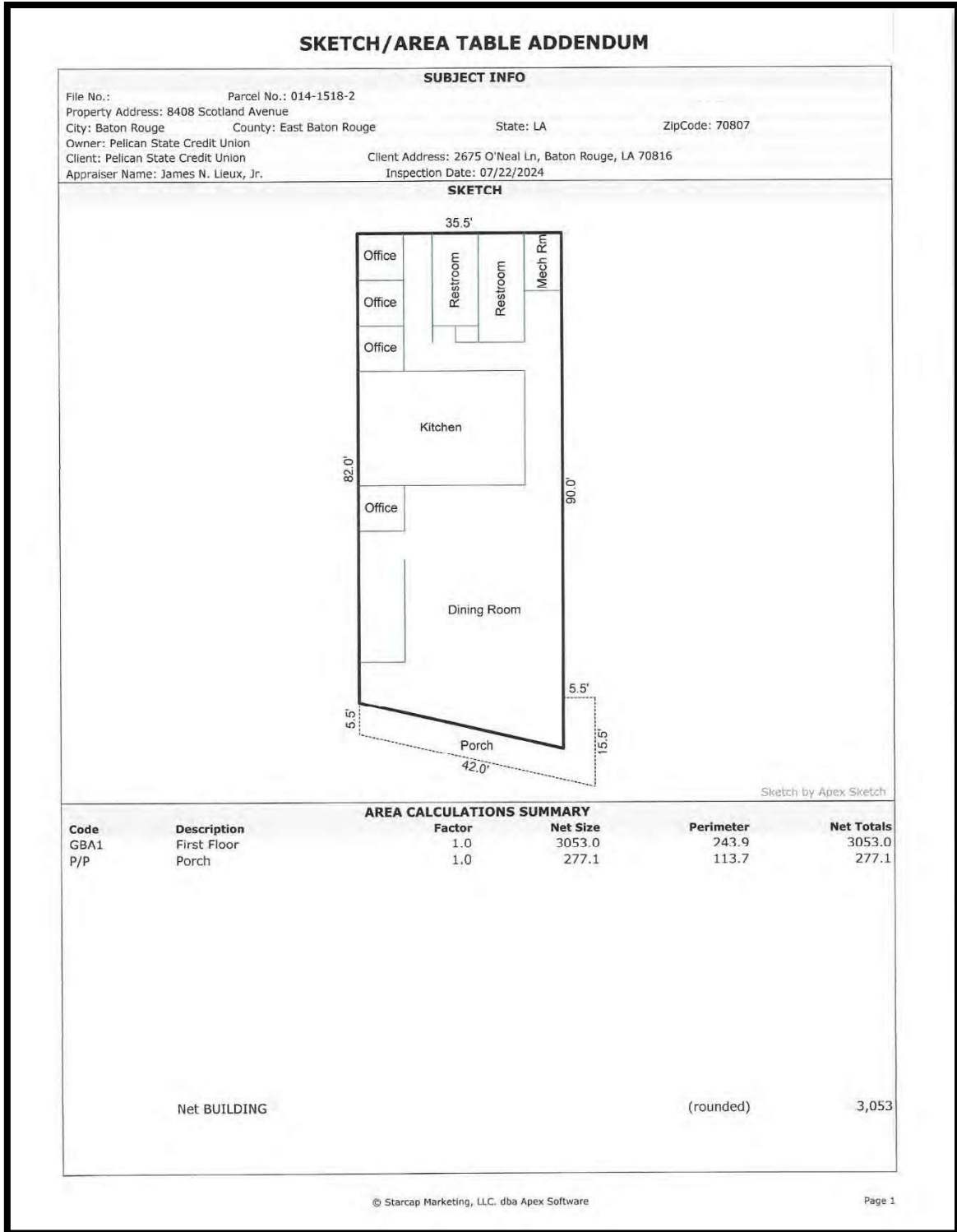
DETAILED DEMOGRAPHICS

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Legend: ● 1 Mile ● 3 Miles ● 5 Miles

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0 - 4	319	1,823	5,428	Median	\$29,780	\$30,079	\$37,947
Ages 5 - 9	327	2,037	6,102	Under \$10k	302	1,157	3,117
Ages 10 - 14	320	1,911	6,073	\$10k - \$15k	160	1,418	3,546
Ages 15 - 19	765	3,360	7,818	\$15k - \$20k	197	777	2,241
Ages 20 - 24	960	3,672	8,653	\$20k - \$25k	154	944	2,269
Ages 25 - 29	403	2,022	6,085	\$25k - \$30k	271	740	2,249
Ages 30 - 34	369	2,024	6,122	\$30k - \$35k	67	688	1,992
Ages 35 - 39	308	1,766	5,576	\$35k - \$40k	76	410	1,787
Ages 40 - 44	324	1,758	5,879	\$40k - \$45k	90	396	1,286
Ages 45 - 49	275	1,484	4,924	\$45k - \$50k	65	284	1,458
Ages 50 - 54	264	1,428	4,797	\$50k - \$60k	98	620	2,284
Ages 55 - 59	310	1,518	5,034	\$60k - \$75k	70	679	2,366
Ages 60 - 64	274	1,502	5,336	\$75k - \$100k	147	680	3,108
Ages 65 - 69	302	1,360	4,779	\$100k - \$125k	111	377	1,592
Ages 70 - 74	195	1,075	3,738	\$125k - \$150k	71	301	1,172
Ages 75 - 79	150	727	2,478	\$150k - \$200k	182	362	1,571
Ages 80 - 84	105	412	1,283	Over \$200k	82	262	898
Ages 85+	85	274	934				

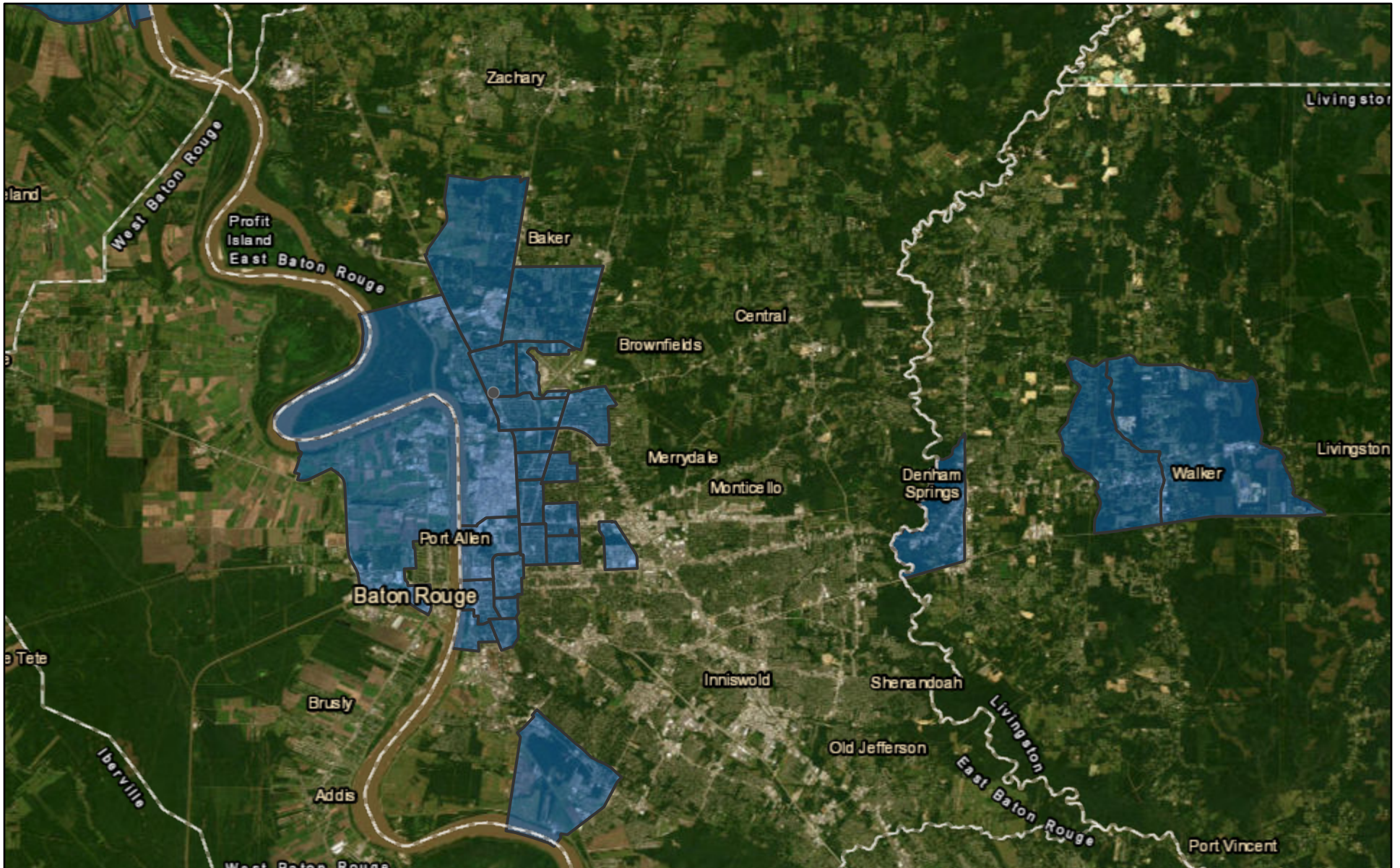


FLOOR PLAN SKETCH

OPPORTUNITY ZONE

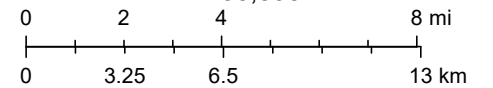
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February 6, 2026

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Miguel has managed Real Estate transactions since 1996. He currently guides his clients with all their Commercial Real Estate needs.

Miguel has a degree in Finance with concentration in Investments and Real Estate from the University of New Orleans where he was a member of the Finance and Economics Association.

He has 17 years of Banking experience working for one of the most respected global financial institutions. He has helped many clients in the areas of Banking, Investments and Real Estate Financing.

He is married, has three children and lives in the Baton Rouge area. He is an avid golfer and enjoys spending time with friends and family.

He attends Healing Place Church where he always finds an uplifting message.

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