

For Sale

TWO OFFICE/WAREHOUSE BUILDINGS WOODDALE AVE & SCOBELL DR, BATON ROUGE, LA 70815

\$395,000



The Seller is selling the Property in "As-Is" condition, with all faults. The Buyer acknowledges and accepts that Buyer is purchasing the Property in its current condition and without any representations, guarantees, or warranties from Seller, either expressed or implied, as to suitability or condition.

PROPERTY INFO:

- Two buildings totaling 9,138 SF
- Location is home to a wide range of industrial, warehouse, & distribution services
- Perfect for single tenant or investment opportunity
- Convenient access to major transportation routes including Airline Hwy, Hwy 190 and I-10

CHARLIE COLVIN o [225] 408-6595 | c [225] 202-0668 | f [225] 408-9596 | charlie@momentum-commercial.com
PAUL ELLIS c [225] 317-3200 | d [225] 408-6591 | f [225] 408-9596 | paul@momentum-commercial.com

Broker of Record, Charles F. Colvin, Momentum Commercial Real Estate, LLC; Licensed by the Louisiana Real Estate Commission. 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.

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For Sale

TWO OFFICE/WAREHOUSE BUILDINGS 2026 WOODDALE, BATON ROUGE, LA 70815

\$750,000

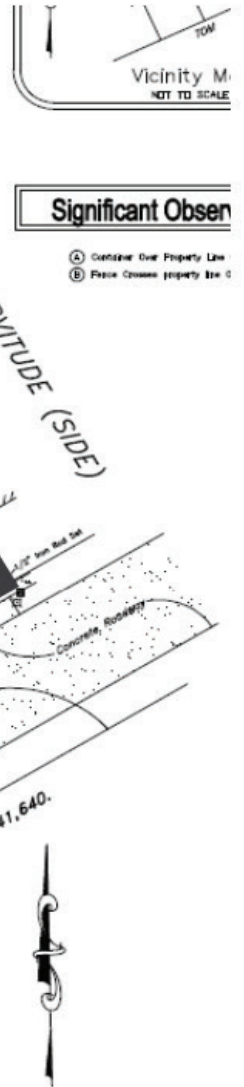


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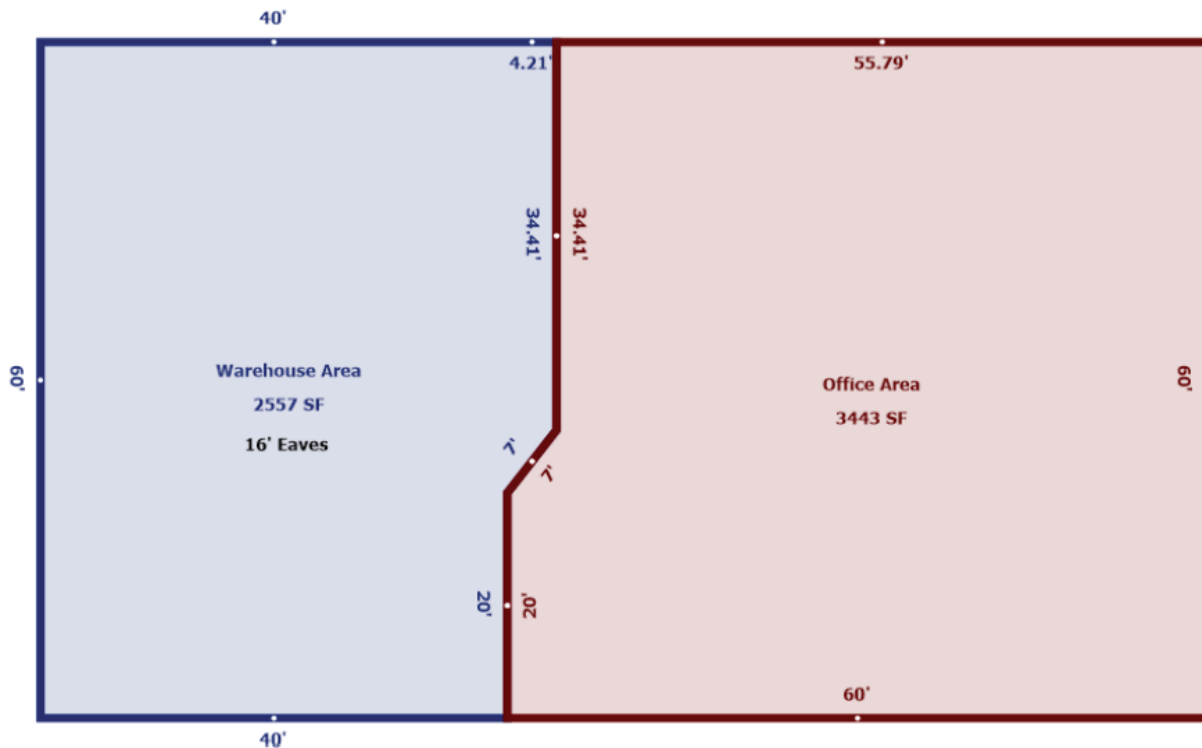
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FLOOR PLAN – 2026 WOODDALE BUILDING

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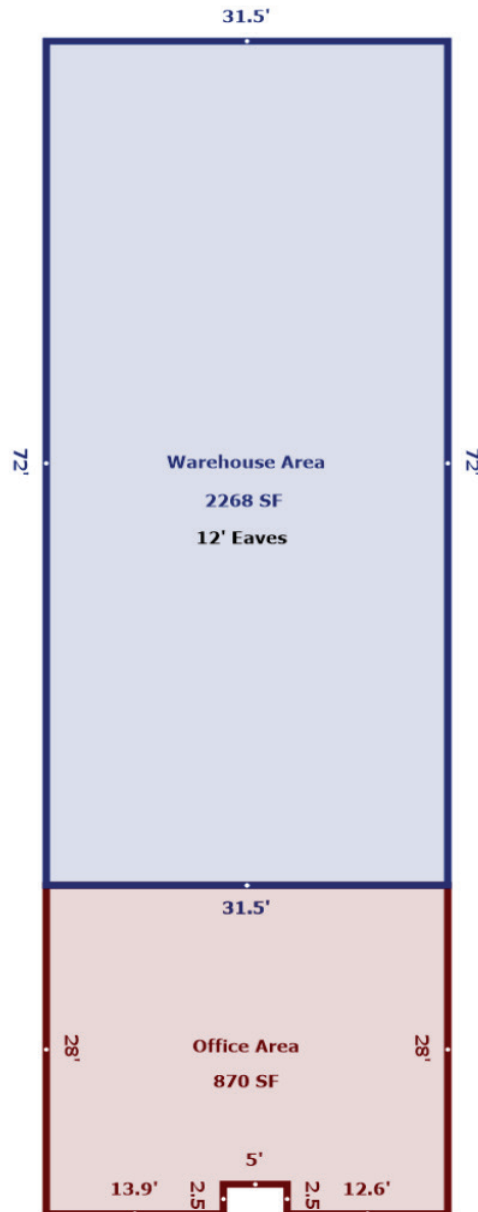
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FLOOR PLAN – 7155 SCOBELL BUILDING

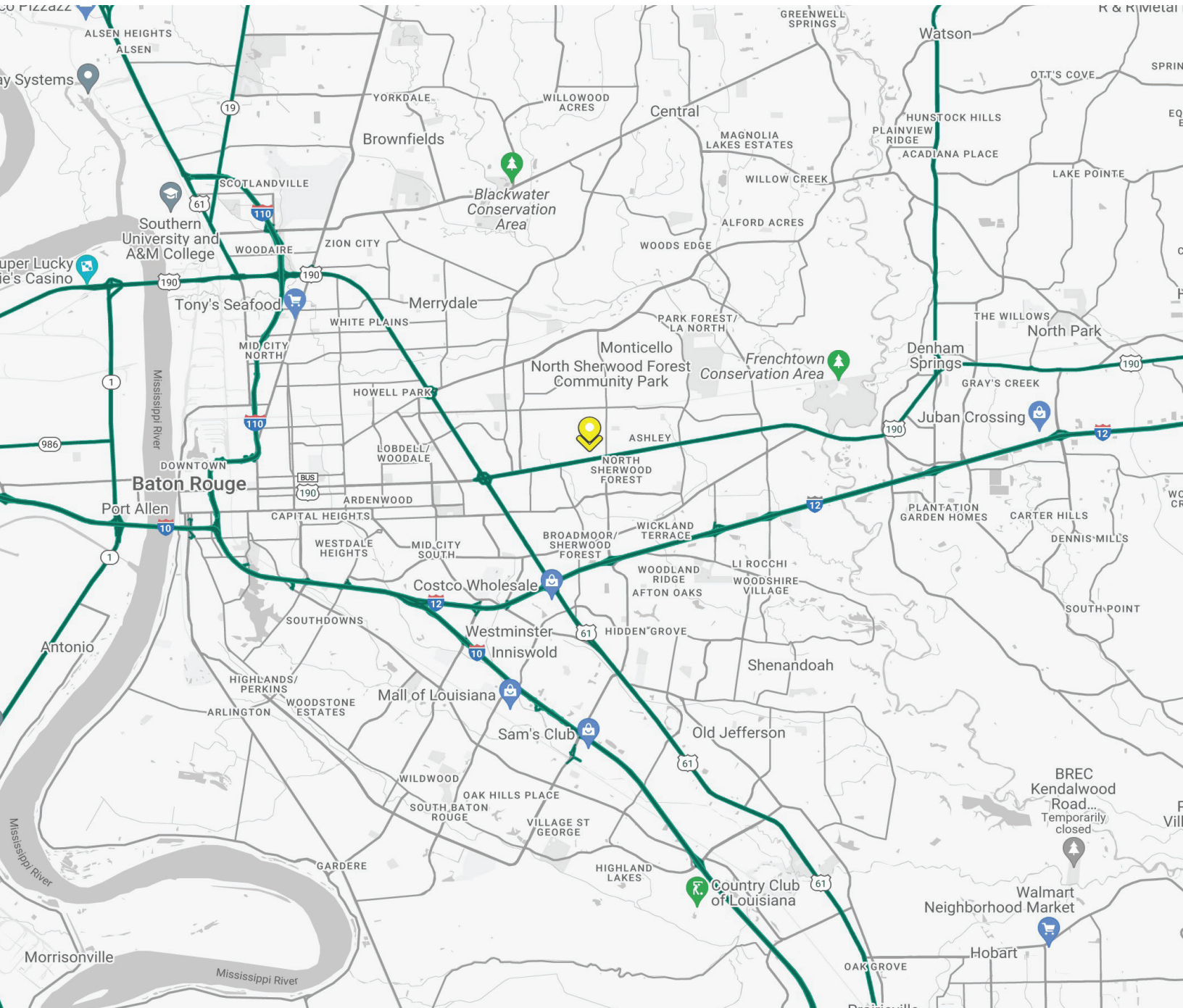
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