


FOR SALE

4,503 SF AVAILABLE BATON ROUGE, LA

Key Features

- 150' of frontage on Airline Hwy
- Former Gas Station C-Store site located at the southwest quadrant of Airline Hwy and Siegen Ln
- The subject property consists of two buildings and a canopy overhang
- The front building is approximately 2,928 SF and the back building is 1,575 SF

Property Highlights

- Two (2) buildings totaling 4,503 SF and a canopy overhang on 0.975 acres of land
- Zoned C2, Heavy Commercial
- Real Estate Taxes: \$6,796.54
- Great opportunity for a light industrial user, auto repair, etc.
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	Land	Building	Asking Price
442860	42,471 sq. ft.	4,503 sq. ft.	\$610,000



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