


FOR SALE

3,853 SF AVAILABLE BATON ROUGE, LA

Key Features

- 213.50' of frontage on S. Foster Dr and 202.10' of frontage on North Blvd
- The subject property consists of one building and a canopy overhang on +/- 0.99 acres of land
- Located south of Florida Blvd and north of Government St.
- Located on the hard corner, lighted intersection of S. Foster Dr and North Blvd

Property Highlights

- 3,853 SF building on +/- 0.99 acres of land
- Zoned C1, Light Commercial
- Real Estate Taxes: \$7,334.45
- Great opportunity for restaurant, QSR user, auto repair, etc.
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	Land	Building	Asking Price
503142	43,148 sq. ft.	3,853 sq. ft.	\$850,000



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