7708 & 7712 Us Hwy 61
St. Francisville, LA 70775

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MLS# 2026014646





$999,000

COMMERCIAL INVESTMENT OPPORTUNITY ON US HIGHWAY 61 Prime commercial location zoned. CH along the US Highway 61 corridor in St. Francisville, Louisiana. This 1.84-acre property offers excellent visibility and includes a commercial building with more than 4, 000 square feet under roof, plus a loading dock for convenient receiving and distribution. The building is currently leased on a month-to-month basis, providing immediate income while allowing a new owner flexibility for future use or redevelopment. The building is in need of some repairs and improvements, creating an opportunity for an investor or owner-user to renovate and customize the property to meet their needs. With its highway location, acreage, existing improvements, and loading dock, this property offers excellent potential for a variety of commercial, warehouse, service, or retail uses. US Highway 61 continues to be an important commercial corridor in St. Francisville, with additional commercial development occurring along the highway.

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For full listing details, please scan: