

1524 Hospital Ave
Franklin, LA 70538

 **LOGO** COMING
SOON

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MLS# 2024004767



\$360,000

3,392 Sqft

WELCOME TO 1524 HOSPITAL AVE...AN AMAZING CUSTOM DESIGNED BUILDING CONSTRUCTED OF CONCRETE REINFORCED WITH STEEL AND BUILT WITH ENDLESS POSSIBILITIES IN MIND. COMPRISED OF 2 SIDES THAT CAN BE ALL ONE OR SEPARATE (EACH HAVING IT'S OWN ENTRANCE) MULTIPLE BUSINESSES CAN OPERATE FROM THE SAME LOCATION! YOUR GUESTS WILL BE GREETED IN A SPACIOUS, PROFESSIONAL ENVIRONMENT OFFERING WELCOMING RECEPTION AREAS AND YOUR EMPLOYEES ARE PROVIDED MORE THAN AMPLE SPACE AND STORAGE FOR DAY TO DAY OPERATIONS INCLUDING A KITCHEN, 2 RESTROOMS, AND A DRIVE THRU. WANT TO RECOUP ON YOUR INVESTMENT... WITH ALMOST 3, 500 SQ FT AND MULTIPLE OFFICES THROUGHOUT, ONE SIDE COULD BE LEASED WHILE YOU OPERATE FROM THE OTHER. TONS OF PARKING IN FRONT, AS WELL AS, A LOT NEXT DOOR, AND PARKING ACROSS THE STREET MAKE THIS LOCATION IDEAL FOR A THRIVING BUSINESS WITH HIGH TRAFFIC. LET THIS PHENOMENAL PROPERTY ALLOW YOU TO SUCCESSFULLY OPERATE AND GROW YOUR BUSINESS WITH CONFIDENCE AND PRIDE! OWNER WILL OPEN BUILDING FOR ALL SHOWINGS. ALL MEASUREMENTS PROVIDED TO BE VERIFIED BY



Christine Foret

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CENTURY 21 Action Realty Inc

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