

10313 Greenwell Springs Rd
Baton Rouge, LA 70814

 **LOGO** COMING
SOON

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MLS# 2024018241



\$350,000

5,070 Sqft

Freestanding Building on Greenwell Springs Rd sitting on 1.11 Acres. 10313 Greenwell Springs Rd is currently utilized as an auto related business with an office, receptionist area, bathroom (plumbing is available to add a second bathroom), backroom- which can be converted into multiple offices, and rear warehouse with 2 floors. This free-standing building has 130Ft' frontage on highly traveled Greenwell Springs Rd (11, 573 daily traffic count and is currently zoned C2.) There is also a 1470 SQFT building this is currently vacant. It is separately metered. The address is 10209 Greenwell Springs Rd. The owner currently uses it for storage but its a perfect opportunity to use as a MIL Suite, a second office, a second business, etc. Seller has a forklift he is willing to leave with property. Highly visible signage opportunity Newer commercial HVAC Unit Public Water/ Private Sewer Come check out this rare opportunity!!



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Engel & Volkers Baton Rouge

For full listing details, please scan:

