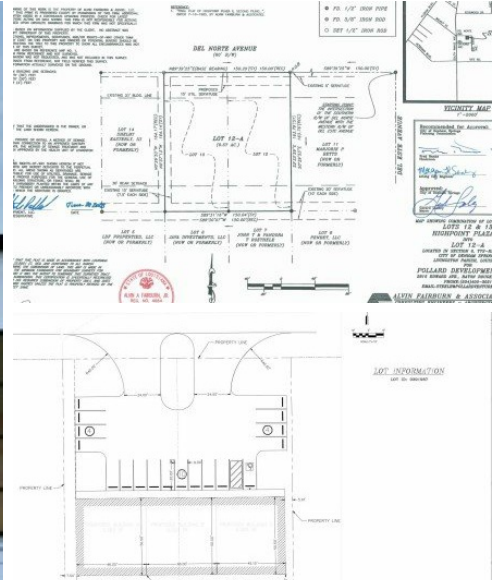


Lot 12a/12b Del Norte Ave Denham Springs, LA 70726

LOGO COMING SOON

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MLS# 2024021663



\$250,000

Prime commercial real estate opportunity located off Range Avenue in Denham Springs! This highly desirable property boasts easy access to the interstate, Baton Rouge, and surrounding areas, making it an ideal location for businesses seeking convenience and visibility. Situated within a bustling business park, the property is surrounded by shops, restaurants, and other thriving businesses, ensuring a steady flow of potential customers and clients. The property includes two improved lots that can be subdivided for flexibility or used together as a single space, depending on your needs. The seller is offering multiple options for improvement and financing, including owner financing and the ability to sell the property AS-IS. For those looking for a custom solution, the seller is also willing to build-to-suit using current city-approved plans or tailored designs to meet your specific business vision. Approved plans feature a commercial/residential mixed-use concept, with a unique work on bottom, live on top design. This layout is perfect for small business owners who want to own their space instead of renting, combining functional commercial space with affordable and convenient living quarters. The property is especially suited for professionals such as hair stylists, makeup artists, photographers, accountants, CPAs, lawyers, or any entrepreneur looking to



Stephen Sommers
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