

2226 Highland Rd
Baton Rouge, LA 70802



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MLS# 2024020930



\$1,200,000

6,600 Sqft

This well-positioned convenience store/ commercial space comes complete with all fixtures and furnishings included in the sale, sitting on a Total of 6 city lots. This offers a turn-key opportunity for buyers to step in and start earning. The property is already zoned C2 and comes with approval for alcohol sales, making it an attractive option for investors looking to maximize revenue streams. The store layout offers versatility for potential buyers interested in expanding the business model to include a bakery or other retail options. The ample square footage allows for creativity in merchandising and product offerings. With the growing population of LSU students and staff, the demand for convenient retail options is ever-increasing. This location's proximity to the university ensures a steady customer base, particularly for convenience goods, snacks, and beverages. The ability to introduce a bakery or additional retail offerings can further enhance foot traffic and sales volume.



AshleyB Banks
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