

8408 Scotland Ave
Baton Rouge, LA 70807

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MLS# 2024018983



\$210,000

3,330 Sqft

Prime Commercial Space Near Southern University! This property, formerly a restaurant, presents a fantastic investment opportunity priced \$75,000 below appraised value. Located near Southern University, this space offers great visibility and potential for various business ventures. Please note that some repairs are needed, as the concrete in the kitchen was opened to address a sewer line issue. The space contains a large dining room, kitchen, four offices, two restrooms, and a mechanical room. It's zoned (C-2) Heavy Commercial and located in Flood Zone X. Bring your vision and expertise to restore this property to its former glory!



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