

1107 Government St
Baton Rouge, LA 70802



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MLS# 2025002767



\$215,000

2,037 Sqft

This 2,037 SF freestanding office building, including a porch and carport area, offers excellent visibility and convenience in downtown Baton Rouge, with immediate access to I-110. Formerly used as a therapy office, the building is currently vacant and available for purchase. Property Features: 2,037 SF total, including enclosed office space, porch, and carport. Mixed office layout with reception area and restrooms. Former kitchen space with existing plumbing, allowing for easy reinstallation if needed. Separate on-site parking for employees and clients. Potential for additional parking in the adjacent paved lot (subject to agreement.) Ideal for medical, professional, or service-based businesses, this property provides a unique opportunity for an owner-occupant or investor to establish or expand their presence in a prime downtown location.



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