

**7245 Us Hwy 61**  
**St Francisville, LA 70775**

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SOON

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**MLS# 2025003760**



**\$1,890,000**

**10,862 Sqft**

**COMMERCIAL PROPERTY FOR SALE!** Located in a high-traffic area along the 5-lane US HWY 61 in St. Francisville, this automotive sales & service dealership offers prime visibility & easy access. The property spans 10, 862 sq. ft. with the following breakdown: 4, 743 sq. ft. Showroom/Office Area; 1, 045 sq. ft. Parts Storage Area; 5, 074 sq. ft. Service Area. The showroom, office, and parts storage areas feature stained and scored concrete flooring, while the service area has smooth concrete floors. The layout offers ample space for sales, office work, customer waiting areas, and parts storage, with adequate restroom facilities throughout. Designed for automotive sales and service, the space is also versatile enough to accommodate retail use. The property's location, combined with its abundant parking, makes it ideal for a range of retail businesses. There are too many features and potential uses to list here, so schedule a private showing today! **LEASE DETAILS:** The current lease is month-to-month with Gerry Lane, but a 3-5 year lease term is negotiable. The existing lease rate is \$13, 000/month, due on the 1st of each month. (Please do not disturb the current tenant.)



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For full listing details, please scan:

