

1215 Main St
Franklin, LA 70538



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MLS# 2025007243



\$58,000

Located just minutes from historic downtown Franklin, this versatile lot offers the best of both worlds commercial and residential zoning! The front portion of the property is zoned commercial, making it ideal for a small business, office, or storefront, while the rear section is zoned residential, perfect for a home, rental, or additional development. Conveniently positioned right off Main Street, this lot offers excellent visibility and accessibility, with the charm and character of Franklin's historic district nearby. Plus, it's located in an X flood zone, meaning flood insurance is not required a major benefit for both investors and future owners. Whether you're looking to build, invest, or start a new venture, this lot provides a rare opportunity in a sought-after location.



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