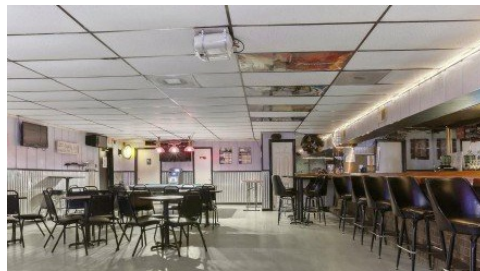


**845 Madeline Ct**  
Baton Rouge, LA 70815

 **LOGO** COMING  
SOON

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**MLS# 2025011087**



**\$250,000**

**2,500 Sqft**

Clean Bar, Cool Vibes, Endless Possibilities! Here's your chance to take over a super clean, well-kept 2,500 sq ft tavern just off a busy commercial corridor. This place is spotless you could eat off the floors and it's got a solid crowd of regulars who treat it like home. Sitting on a half-acre lot, there's plenty of space to grow, add another building, or bring your own vision to life. Everything stays: walk-in cooler, beer coolers, stand-alone fridges you name it. Two public bathrooms, one employee restroom, plus all permits are current. Roof was redone 6 years ago, interior HVAC in 2017, and a brand-new exterior AC unit installed in 2024. Whether you keep it a bar or flip it into something new, this place is ready to roll. Owner is willing to help with the transition!



**Dillon Thompson**  
Phone: (225) 717-5069  
Exit Realty Group

For full listing details, please scan:

