

2178 N Ardenwood Dr
Baton Rouge, LA 70806

 **LOGO** COMING
SOON

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MLS# 2025014008



\$85,000

1,520 Sqft

High-Potential Commercial Lot with Existing Car Wash Structure! Opportunity knocks with this commercial lot featuring an existing car wash structure in need of significant repair. Whether you're looking to renovate and revive the current setup or clear the site and start fresh, this property offers endless possibilities. Located in a high-traffic area with strong visibility and easy access, it's an ideal spot for a new business, an upgraded car wash, or a completely new commercial venture. The lot provides ample space and flexibility for redevelopment, making it a smart investment for the visionary buyer. This is your chance to turn a worn-down structure into a winning opportunity. With the right touch, this property can transform into a profitable and attractive space. Sold as-is bring your ideas and imagination!



Zachary Pollard
Phone: (225) 276-8733
Reve REALTORS

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