

5353 Florida Blvd
Baton Rouge, LA 70806



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MLS# 2025014123



\$475,000

18,841 Sqft

Commercial medical/office building just minutes from the new Amazon facility. Great visibility. 1/3 ownership in a Class -A Medical Professional Office Building. -Turnkey ownership interest in an occupied, income-producing property. -Co-ownership with two long-standing, practicing physicians. -Ideal for medical professionals or passive investors. -Opportunity to buy into a limited availability professional property. -Potential for owner-use, subject to agreement with co-owners. First floor fully renovated in 2015 (currently leased to the Baton Rouge General). Second floor is a blank canvas ready to be customized!!! This space is ideal for 3-5 doctors to operate a practice, each having separate exits and a main check in. Parking in front for doctors and in rear for patients. On the city bus route. Floor plans attached. The building is a 2 story brick and concrete block building with a flat roof. Lot is 150 x 250 corner lot. First floor is approx. 8,633 sq. ft. was renovated in 2015. Second floor is approx. 9,848 sq. ft. in shell condition. Site is serviced by underground and above ground utilities. Currently located in the X flood zone, no flood insurance required. Less than 3 miles to I-10.



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