

31658 Hwy 16
Denham Springs, LA 70726

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MLS# 2025014345



\$425,000

2,481 Sqft

This is a rare opportunity to acquire a 2, 481 square foot retail building situated on a 0.66-acre lot in a high-traffic area of Denham Springs, Louisiana. Zoned C-1, the property offers flexibility for various retail or service-based uses. 2025 renovations include a new roof and updated exterior paint, presenting a maintenance free asset in excellent condition. The building is currently occupied by a long-term bookstore tenant of over 10 years. The lease is now month-to-month at a rental rate of \$3, 350 per month. The tenant wishes to remain, providing immediate income potential for investors, or the property can be delivered vacant to accommodate an owner-user. This property is located outside of the 100-year floodplain, eliminating the need for flood insurance. The owner is responsible for property taxes and hazard insurance. The generous sized lot offers room for expansion, surplus yard space and variable parking options. .66-acre lot 2, 481 SF C-1 Zoning Flood Zone X



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For full listing details, please scan:

