

**2377 N Flannery Rd**  
Baton Rouge, LA 70814

 **LOGO** COMING  
SOON

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**MLS# 2025016115**



**\$595,000**

**4,480 Sqft**

Situated on a high-traffic corner lot, this 4,480 sq. ft. property is located in a C-AB-2 Commercial Alcoholic Beverage District, allowing for bars, lounges, and businesses involved in on-site alcohol sales. With 71 dedicated parking spaces and excellent visibility, this location is ideal for attracting consistent foot traffic and becoming a community destination. Remodel converting an existing bar (Assembly) to a convenience store (Mercantile) & kitchen w/ deli; includes a 125 gal. grease trap and a 288 sf. addition for new boiler area w/ walk-in cooler and outdoor, fenced-in condenser area. Future FUEL CANOPY on separate permit. The corner positioning maximizes exposure and accessibility, making it a standout spot for your next business venture. Whether you're looking to open a bar, lounge, or another entertainment concept, this property is fully equipped to support your vision. Don't miss your chance to secure a property with endless potential in a thriving area. C-AB-2 zoning alcohol sales & lounge permitted 4,480 sq. ft. of flexible space 71 parking spaces Corner lot with prime visibility High traffic location



**Neil Kahn**

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For full listing details, please scan:

