

**2504 North St**  
Baton Rouge, LA 70802



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**MLS# 2025017641**



**\$150,000**

**1,800 Sqft**

**\*\*Mixed-Use Property with Exceptional Potential Ideal for Live/Work or Investment\*\*** This versatile mixed-use property offers the unique opportunity to live and work in one convenient location or make a savvy investment in a prime area. The front of the building boasts a spacious, open layout that can easily be customized to suit a variety of business needs, while the rear half of the property features a cozy 2-bedroom residence, with potential for a 3rd bedroom. With 1,800 sq ft of usable space, the property includes two restrooms and a well-designed layout that maximizes functionality. Currently operating as a hair salon, it offers a seamless transition for any business venture. Recent updates include laminate flooring in the back residential area and peel-and-stick flooring in the front business area and bathrooms, along with the installation of window AC units. Whether you're an owner-occupant looking for a home with a built-in business space or an investor seeking a property with value and growth potential, this opportunity is not to be missed. Located in a prime area, it's ready for its new owner. Schedule your showing today and explore the possibilities this property offers!



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For full listing details, please scan:

