

8254 Scenic Hwy
Baton Rouge, LA 70807



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MLS# 2025018897



\$650,000

5,000 Sqft

Step into a piece of Louisiana history with the iconic Cook Theatre Building, a cornerstone of the Scotlandville community since the 1930s. Recognized as the first African American owned theatre in Louisiana, this property carries deep cultural and historical significance. Located just minutes from Southern University, the Cook Theatre offers endless potential for restoration, redevelopment, or adaptive reuse all while preserving a vital piece of local heritage. The building features a backstage roof, second-story office, and balcony area, adding to its versatile layout and future possibilities. With its classic architectural character, prominent location, and eligibility for historic tax credits, this property presents a rare opportunity for investors or preservationists looking to blend history with vision. Don't miss your chance to own a landmark that continues to tell the story of a vibrant community and its enduring legacy.



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