

31619 Main St
Springfield, LA 70462

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MLS# 2025018937



\$290,000

2,200 Sqft

Prime investment opportunity along busy Highway 22 in Springfield! This free-standing convenience store and gas station features excellent visibility, easy access, and steady traffic flow from both locals and visitors traveling between I-12 and the Tickfaw River area. The site includes a well-maintained retail storefront with glass frontage, ample paved parking, and prominent signage. Positioned near residential growth and local attractions, this location benefits from consistent daily drive-by exposure and strong neighborhood demand for fuel and convenience goods. Ideal for 1031 exchange investors or portfolio buyers seeking a stable, long-term triple-net asset in Livingston Parish.



Abraham Slocum
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For full listing details, please scan:

