

2286 Highland
Baton Rouge, LA 70802

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MLS# 2025019402



\$385,000

6,838 Sqft

Recently used as a retail thrift shop for a local charity, this property is ready for multiple retail applications. There is parking in the back of the building along with a parking lot across West Harding (a dead-end street with less than 10 houses). The property is fully air conditioned with three units, the roof is a Mule Hide TPO System installed in January of 2020 (still under warranty) and the foundation was stabilized in April of 2023 and has a lifetime warranty. It has an alarm system with Certified Alarm and internet with Cox. It also has a 10 x 10 roll up door with the potential for two, the second door is intact, but the door space was filled with cinder blocks. The back lot is fenced and has a shipping container that goes with the property. Less than a mile from LSU. Across the street from Highland Road Precinct of BRPD Access to Downtown and the Interstate Well cared for building with little deferred maintenance



David Palmer

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Coldwell Banker Commercial One

For full listing details, please scan:

