

**8408 Scotland Ave**  
Baton Rouge, LA 70807



**LOGO** COMING  
SOON

Powered by [homes.theadvocate.com](https://homes.theadvocate.com)

**MLS# 2026002308**



**\$199,000**

**3,330 Sqft**

Exceptional Investment Opportunity: Strategic Commercial Venue Near Southern University Unlock significant equity with this versatile commercial asset, strategically positioned in a high-visibility corridor adjacent to Southern University. Offered at an aggressive price point more than \$100,000 below appraised value, this property represents a rare value-add opportunity for the discerning investor or entrepreneur.



**Miguel Castro**

Phone: (225) 936-7643

Castro Real Estate Services, LLC

For full listing details, please scan:

