

5041 Old Hwy 61
St Francisville, LA 70775

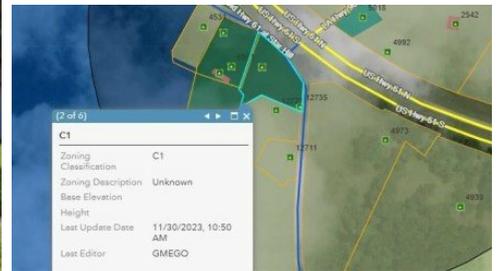


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MLS# 2026002491

FOR LEASE
COMMERCIAL - C1
BUILDING & YARD



\$6,084

Prime C1 Commercial Property with Secured Yard 3, 500 sq. ft. Building (&) 39, 000 sq. ft. of secured yard Unlock endless business potential with this versatile 3, 500-square-foot commercial building, ideally situated on 1.5 acres, with 39, 000-square-foot of secured yard space. Zoned C1 Commercial, this property is perfect for a wide range of uses from retail and service operations to light industrial, contractor storage, or logistics. The building offers a functional layout with ample open workspace and plenty of room to build additional offices and restrooms. Large access doors and generous ceiling height allow for warehouse use. The convenient yard is fully fenced and gated, providing excellent security and easy access for equipment, trucks and/or large deliveries. Located in a high-visibility area with convenient access to major routes, this property combines accessibility, functionality, and flexibility a very hard to find property in this busy area. Highlights: 3, 500 sq. ft. building 1.5-acre with 39, 000 sq. ft. of secured yard C1 Commercial zoning Ample parking and truck access Ideal for a satellite office to support major local projects. A flexible space for contractors, logistics, rental, retail & etc. Don t miss this opportunity to lease a property that is ready to provide a great base of operations! Bldg. \$12.50 per sq.ft. x 3, 500 = \$43, 750 yr. = \$3,



Charlie Perdue

Phone: (225) 931-1747

Parish & County Properties LLC

For full listing details, please scan:

