

808 - 810 Riverside Dr
Franklinton, LA 70438



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026003302



\$320,000

3,365 Sqft

Positioned next to Riverside Medical Center in the growing Franklinton area of Washington Parish, LA, this versatile commercial opportunity offers immediate income potential with long-term upside. Situated on approximately 0.17 acres, the property features two separate buildings on one parcel, making it ideal for investors or owner-occupants seeking additional rental income. The first building is approximately 1,265 square feet and is currently leased, providing instant cash flow. The existing tenant has expressed interest in extending their lease with a new owner, offering stability and continuity from day one. The second building offers approximately 2,100 square feet and is currently vacant, presenting a flexible opportunity for retail, professional office, or medical use. Given its proximity to Riverside Medical Center and surrounding healthcare providers, the space is especially well-suited for medical office, clinic services, or complementary healthcare businesses, though it can easily accommodate a variety of commercial concepts. This property delivers a rare combination of immediate income and value-added potential in a high-visibility, high-demand location. Whether you're an investor seeking a partially stabilized asset or a business owner looking to occupy one building while benefiting from rental income from the other, this is the opportunity for



Robert Ritchie

Phone: (985) 750-2968

Tom Smith Land and Homes

For full listing details, please scan:

