

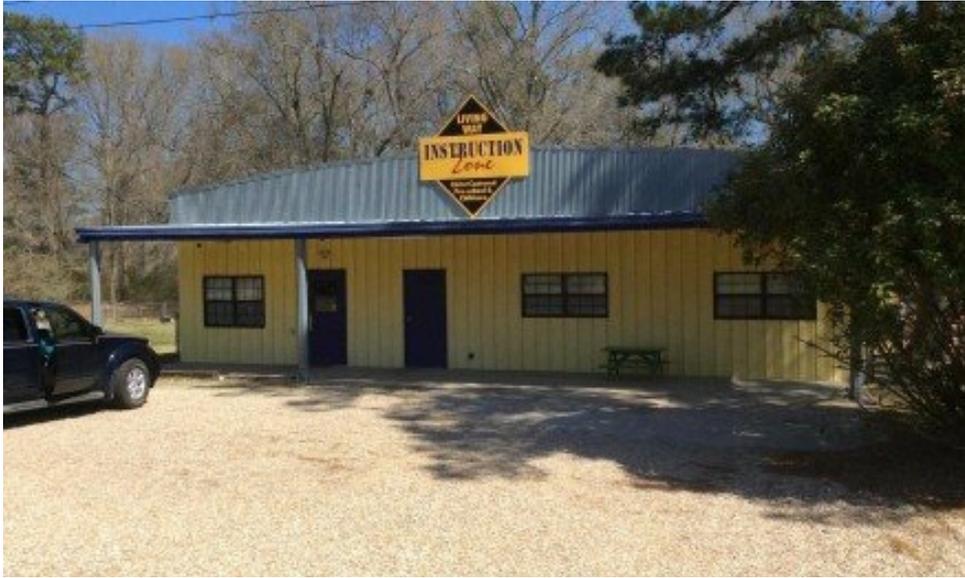
17013 N I-12 Service Road
Hammond, LA 70403



LOGO COMING
SOON

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MLS# 2026004475



\$1,500,000

5,000 Sqft

2.5 acres, NOT in flood zone and has never had standing water on the property. (even in the 1000 year flood of 1983) It is located on Range Road at the foot of the I-12 overpass. It is located 1.1 miles from I-12 on ramp and just 4 miles from the I-12 and I-55 intersection. The parking lot has recently been paved with culverts and drainage grates. There is a drainage stream that runs along the back of the property and has been a Day Care Center since it's construction in 1980-81. It has 3 bathrooms (2 with a high and low toilet and sinks) and a staff bathroom that contains a shower. Open floor plan with bathrooms, kitchen, and utility area all down the center of the building. It has sheet metal roof with 5 ventilation ducts. There has been discussions of an offramp being put at the range road overpass for years now. Churches line the Service Road we are located on and there is a private residence next door. Buyer to verify all measurements and flood zone.



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