

**15840 Florida Blvd**  
Baton Rouge, LA 70819



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**MLS# 2026004729**



**\$899,000**

**5,000 Sqft**

This offering presents a unique opportunity to acquire a highly visible commercial property located near the intersection of O Neal Lane and Florida Boulevard, one of Baton Rouge's most active commercial corridors. The property consists of two adjacent tracts totaling approximately 0.85 acres with two metal buildings totaling approximately 5,000 square feet, offered together as a single investment opportunity at 15840 Florida Blvd and 15848 Florida Blvd. The property is currently fully leased to an automotive sales and repair tenant, providing immediate in place income. While the existing tenant provides stable cash flow that helps support the asking price, the long term value of the property lies in the highly visible corner location and redevelopment potential. As the Florida Boulevard corridor continues to evolve, the site offers flexibility for future owner user occupancy, redevelopment, or repositioning when the opportunity presents itself. Positioned along Florida Boulevard with traffic counts of approximately 35,000 vehicles per day, the property benefits from excellent visibility and convenient access to Interstate 12, providing strong connectivity between Baton Rouge and Denham Springs, while remaining close to the O Neal Lane and Central Thruway commercial corridor and nearby medical and retail



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For full listing details, please scan:

