

**1419 Florida Avenue Sw**  
Denham Springs, LA 70726



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**MLS# 2026004901**



**\$275,000**

Prime Commercial Lot 0.98 Acres High Visibility Location Exceptional opportunity to acquire a 0.98-acre level commercial lot on SW Florida Ave in Denham Springs. This highly visible site sits along a well-traveled commercial corridor with strong daily traffic counts and excellent accessibility. Previously operated as a gas station, the property offers valuable commercial infrastructure positioning with ease of ingress/egress and is ideally suited for: Convenience store or fuel redevelopment Quick-service restaurant (QSR) Retail strip center Auto service or car wash Medical or professional office National or regional franchise development The lot is mostly cleared and level, allowing for efficient site planning and development. Surrounded by established retail, residential growth, and ongoing commercial activity, this location benefits from steady consumer traffic and strong local demographics. Whether you re an investor, developer, or end user, this property presents a strategic opportunity in one of Livingston Parish s most active commercial corridors.



**Selina Loupe**

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