

**8416-8418 Scotland Ave**  
Baton Rouge, LA 70807



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**MLS# 2025018458**



**\$300,000**

**4,000 Sqft**

Located just minutes from Southern University, this income-producing property offers a prime investment opportunity in a convenient, high-traffic area. The property features two newly renovated commercial suites that must be sold together and share one utility meter. Unit 1 includes two bathrooms, while Unit 2 features one bathroom. Both spaces are currently occupied by May's Beauty Supply and Southern Style Bar & Restaurant two brand-new, locally owned businesses contributing jobs, services, dining, and positive economic growth to the community. This property is ideal for investors seeking immediate income or business owners looking to secure commercial space in a growing area with strong visibility and consistent traffic.



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