

Lots 3&4 Burgess Ave
Walker, LA 70785



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MLS# 2026005991



\$300,000

Prime Commercial Opportunity in the Heart of Walker - 1.35 Acres on Burgess Ave! If you've been waiting for the perfect high-visibility property with unlimited potential - this is it. Positioned directly on bustling Burgess Avenue and centered along the local parade route, this 1.35-acre commercial/residential property offers incredible exposure with approximately 200 feet of road frontage in one of Walker's most active areas. The property is exceptionally clean, well-maintained, and ready for immediate use. A large parking lot provides ample space for customers, clients, or events, while the fully fenced section adds security and flexibility for equipment, outdoor activities, or storage. The 30x60 metal building is a standout feature, offering high clearance and oversized sliding doors - perfect for accommodating large vehicles, equipment, open training spaces, or customizable build-outs. Need even more space? The attached 60x15 covered side area creates additional room for outdoor workouts, batting cages, gatherings, workspace, or covered storage. Inside, you'll find a bathroom already in place, and utilities are ready to go with water, sewer, and gas connected - making this property truly move-in ready for your vision. Zoned Commercial/Residential = Endless Possibilities: CrossFit or fitness facility Baseball/softball training center



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For full listing details, please scan:

