

5004 Plank Rd
Baton Rouge, LA 70805



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MLS# 2026006011



\$179,000

2,508 Sqft

Turnkey investment opportunity at 5004 Plank Rd featuring a fully operational car wash with five service bays. All equipment is in place and functioning, allowing for immediate income potential with minimal startup effort. This well-maintained property offers strong visibility and accessibility along Plank Road, one of North Baton Rouge's primary commercial corridors. The area benefits from solid daily traffic counts, with approximately 10,000 to 13,000 vehicles per day along this stretch of Plank Road, providing consistent exposure and customer flow. Annual property taxes are approximately \$2,167.02, and insurance is estimated at \$1,000 per year. This property is part of a package deal that includes the adjacent lot at 5032 Plank Rd, located directly next to the car wash, providing additional potential for expansion, redevelopment, or supplemental income.



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