

5032 Plank Rd
Baton Rouge, LA 70805



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MLS# 2026006012



\$160,000

Excellent investment opportunity at 5032 Plank Rd featuring a freestanding commercial building with an established tenant in place. The current tenant operates a used car sales and repair business and is secured under a 3-year lease at \$2,000 per month, providing immediate and stable income for an investor. The property is well-positioned along Plank Road, benefiting from strong visibility and steady traffic flow, with approximately 10,000 to 13,000 vehicles per day in the area, enhancing long-term business viability. The building is equipped with central air and a gas heater, offering functional and comfortable space for a variety of commercial uses. Annual property taxes are approximately \$772.33, and insurance is estimated at \$1,000 per year, contributing to low operating expenses and strong return potential. This property is also available as part of a package with the adjacent car wash at 5004 Plank Rd, presenting a unique opportunity to acquire multiple income-producing assets in a high-traffic corridor.



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