

**739 S 16th St**  
Baton Rouge, LA 70802



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**MLS# 2026007099**



**\$3,000**

**3,281 Sqft**

Position your business in a growing, centrally located corridor just minutes from Downtown Baton Rouge. This versatile commercial space offers approximately 1,200+ sq ft and was previously operated as a neighborhood convenience store making it ideal for a variety of business uses. Situated in an established and historically developed area near the Downtown East corridor, the property carries unique character and strong potential for entrepreneurs or small business owners looking to bring new life to a well-located space. The building features solid structure and functional layout, offering a great foundation for customization. Whether you're looking to open a retail shop, office, salon, or a mixed-use concept, this space provides the flexibility to make your vision come to life. Zoned C-1 (Light Commercial), the property supports a wide range of neighborhood-focused business uses including retail, professional offices, and personal services. Property Highlights: Approx. 1,200+ sq ft building Zoned C-1 Light Commercial Previously used as a convenience store Flexible layout with potential for retail, office, or mixed-use Located in a historic, established neighborhood Minutes from Downtown Baton Rouge, Government St corridor, and I-10 access Ideal for small business owners, startups, or service-based businesses This is a great



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For full listing details, please scan:

