

11590 N Harrells Ferry Rd
Baton Rouge, LA 70816



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SOON

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MLS# 2026007146



\$525,000

4,794 Sqft

High-Visibility Commercial Investment with Interstate Exposure + Income Stream Strategically located just off I-12 on N. Harrell s Ferry Rd, this C-2 zoned commercial property offers a rare blend of visibility, flexibility, and multiple income opportunities. The property benefits from excellent access and exposure, ideal for a wide range of business uses. A leased billboard currently generates passive income, providing immediate revenue with potential for future growth. The site is fully fenced and secured with an electric gate, making it well-suited for businesses requiring secure storage, fleet parking, or equipment staging. The expansive gravel yard, along with covered and uncovered parking areas, supports a variety of operational needs from contractors to light industrial users. Property includes a 1, 500 SF office space and an adjoining warehouse/shop, that was used for equipment and tool operations and storage. Adding to the property s versatility is a 3, 469 SF main residence, offering significant value as on-site living accommodations, or a potential rental income stream. With multiple bedrooms, full kitchen, and flexible office areas, the home can easily support a live/work setup or be leased separately to enhance overall returns. Surrounded by established businesses, hotels, and easy interstate access, this property presents an exceptional opportunity for



Lori Palmer

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PINO & Associates

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