

1733 N Acadian Thwy
Baton Rouge, LA 70802



LOGO COMING
SOON

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MLS# 2026005742



\$375,000

11,910 Sqft

Located within a federally designated Opportunity Zone, the subject is positioned in an area experiencing ongoing commercial reinvestment and corridor-level redevelopment. Nearby activity includes new commercial construction, site renovations, and incremental infrastructure upgrades that support continued market stability. The property fronts both N Acadian Thruway W. The interior of includes a functional kitchen area equipped with an exhaust hood, supporting light-commercial or food-service adjacent use where applicable. Current utilization in the surrounding area includes retail, warehouse, office, and storage operations, reflecting broad adaptability consistent with prevailing land-use trends. Directly behind the subject at 1733 N Acadian are the adjoining parcels at 1684 and 1686 N 32nd Street, which are also available and provide potential dual-street access and circulation. Former utilization of the combined site includes warehouse, HVAC manufacturing, and office operations.



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