

**7095-7097 Winbourne Ave**  
Baton Rouge, LA 70805



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**MLS# 2026007599**



**\$299,899**

**1,800 Sqft**

Fully leased, income-producing commercial opportunity with immediate cash flow. This offering includes two well-maintained buildings, currently occupied by a beauty salon and a barber shop. Both are established, service-based businesses with strong local demand. Each tenant has secured a 2-year lease, providing stability and predictable income for the new owner. The property benefits from consistent foot traffic and a convenient location, making it ideal for neighborhood retail and service-oriented businesses. Recent improvements, including roof reinforcements and updated systems, help minimize near-term capital expenses and support long-term performance. With reliable tenants already in place and room for future rent growth, this is an excellent opportunity for investors seeking a stable, low-maintenance asset. Whether you're expanding your portfolio or looking for a turnkey investment, this property delivers both immediate returns and upside potential.



**Gwen Le**  
Phone: (225) 405-7463  
eXp Realty

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