

9164 Comar Dr
Walker, LA 70785



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MLS# 2026010829



\$825,000

6,334 Sqft

Excellent opportunity to own a versatile office/warehouse property in the growing Livingston Parish market. Located at 9164 Comar Dr., this multi-tenant commercial building is comprised of two office/warehouse suites, making it ideal for an owner-occupant, investor, or business seeking additional rental income. Suite A features approximately 1,841 square feet of office space and 1,903 square feet of warehouse space, offering a functional layout for administrative operations, showroom use, commercial or light industrial applications, or service-based businesses. Suite B includes approximately 1,001 square feet of office space and 1,589 square feet of warehouse space, providing additional flexibility for a second tenant or business operation. The combination of office and warehouse space allows for a variety of commercial uses, including contractor services, distribution, manufacturing, storage, and professional operations requiring warehouse support. Conveniently located with easy access to major transportation routes, this property offers excellent functionality and accessibility in one of Livingston Parish's most active commercial corridors. Whether you're looking to expand your business footprint or add a quality commercial asset to your investment portfolio, 9164 Comar Dr. presents a unique opportunity in a high-demand



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