

**12750 Coursey Boulevard**  
Baton Rouge, LA 70816



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SOON

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**MLS# 2026011361**



**\$249,000**

**4 Bedrooms | 2 Bathrooms | 2,100 Sqft**

Prime commercial opportunity on Coursey Blvd in Baton Rouge. This 2,100 SF building sits on a 0.35-acre lot with approximately 155 feet of frontage along Coursey Blvd. Zoned Neighborhood Office with a Future Land Use designation of Mixed Use, the property offers flexibility for a variety of professional office, retail, and commercial service uses. The existing layout includes 5 offices, 3 bathrooms, and ample reception or retail floor area, making it well-suited for an owner-user, investor, or business seeking a visible Coursey Blvd location. Offered for sale at \$249,000. To be sold in AS IS condition. \$9,000 renovation concession available for full price offer. Property Highlights 2,100 SF building on 0.35-acre lot Approximately 155 feet of frontage on Coursey Blvd Zoned Neighborhood Office with Mixed Use Future Land Use designation Functional layout with 5 offices, 3 bathrooms, and reception/retail area Strong owner-user or investment opportunity for office, retail, or service-based use



**David Vercher**

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KW Commercial Baton Rouge

For full listing details, please scan:

