

9942 Lockhart Rd
Denham Springs, LA 70726



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2026012062



\$449,000

2,520 Sqft

Prime Commercial Opportunity with Updated Home on 1.12 Acres! Unlock the potential of this **1.12-acre commercial property** in a rapidly growing area! Whether you're looking to establish your business, develop a commercial site, or invest in future growth, this property offers the flexibility and location you've been searching for. The possibilities are endless! Ideal for: * Medical or doctor's office * Dental practice * Urgent care clinic * Law office * Insurance agency * Mortgage or title company * Real estate office * Accounting or financial services * Veterinary clinic * Pharmacy * Childcare center * Salon or spa * Coffee shop or restaurant * Convenience store * Dollar General, Family Dollar, or neighborhood retail * Gas station * Professional office complex * Multi-tenant commercial buildings With plenty of room for a large parking lot, future expansion, or additional commercial buildings, this property is perfectly positioned to serve the surrounding community and nearby neighborhoods. The **beautifully updated 2,500+ square-foot home**, making it ideal for an owner-occupied business, office conversion (subject to zoning and approvals), or future redevelopment. Home features include: ?? **NEW architectural roof (February 2026)** ?? HVAC replaced in **2019** ?? Newer flooring throughout ?? **No carpet** ?? Spacious living room plus separate



Chris Thomas
Phone: (225) 335-9475
Smart Move Real Estate

For full listing details, please scan:

