

7708 & 7712 Us Hwy 61
St Francisville, LA 70775

 **LOGO** COMING
SOON

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MLS# 2026014646



\$999,000

4,196 Sqft

COMMERCIAL INVESTMENT OPPORTUNITY ON US HIGHWAY 61 Prime commercial location zoned. CH along the US Highway 61 corridor in St. Francisville, Louisiana. This 1.84-acre property offers excellent visibility and includes a commercial building with more than 4,000 square feet under roof, plus a loading dock for convenient receiving and distribution. The building is currently leased on a month-to-month basis, providing immediate income while allowing a new owner flexibility for future use or redevelopment. The building is in need of some repairs and improvements, creating an opportunity for an investor or owner-user to renovate and customize the property to meet their needs. With its highway location, acreage, existing improvements, and loading dock, this property offers excellent potential for a variety of commercial, warehouse, service, or retail uses. US Highway 61 continues to be an important commercial corridor in St. Francisville, with additional commercial development occurring along the highway.



Gaye Landry

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Landry Team Real Estate, L.L.C.

For full listing details, please scan:

