

14690 Greenwell Springs Rd
Greenwell Springs, LA 70739



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MLS# 2026015506



\$379,000

1,500 Sqft

High-visibility commercial opportunity near the intersection of Greenwell Springs Rd and Central Thruway in the City of Central. This approximately 0.88-acre site is zoned B-4 Commercial and positioned along a heavily traveled commercial corridor with 35, 000+ combined daily traffic exposure on Greenwell Springs Rd and Central Thruway, per LADOTD traffic-count data. The property includes an existing single-story brick structure, established driveway access from Greenwell Springs Rd, mature trees and additional site improvements. The existing structure offers potential for adaptive reuse, office or other commercial consideration, or the site may provide redevelopment potential depending upon the buyer's intended use and required approvals. The property is located within the Central Thruway Corridor Overlay District and is subject to applicable zoning, overlay and nonconforming provisions. Professional office use is identified as a permitted use within the TCO for B-4 zoning, with additional permitted and conditional uses provided by applicable zoning regulations. Excellent visibility, proximity to a signalized intersection and surrounding commercial activity make this an opportunity for an owner-user, investor or developer seeking a presence in the Central market. Buyer to independently verify zoning, intended use,



Tanya Pulver

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CENTURY 21 Bessette Flavin

For full listing details, please scan:

