

33806 Hwy 16
Denham Springs, LA 70706



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MLS# 2026016585



\$450,000

2,943 Sqft

Excellent opportunity to acquire a currently operating orthodontic office located along LA Hwy 16 in Denham Springs. The 2, 943 SF office building sits on approximately 0.64 acres and offers an established layout well suited for continued dental, orthodontic, medical, or other professional office use. The property features nine offices/treatment areas, including an open work area, along with a welcoming lobby, reception area, lab area, kitchen, washer and dryer connections, and four restrooms. Lavatories within the office/treatment areas provide additional functionality for healthcare-related users. One wing of the building also offers potential for conversion into an apartment or residential living area, subject to applicable zoning, permitting, and governmental approvals. This flexible configuration could provide additional options for an owner-user depending on their operational needs. The site includes 21 parking spaces, providing convenient on-site parking for patients, staff, and visitors.

PROPERTY HIGHLIGHTS Currently operating orthodontic office Offered at \$450, 000 2, 943 SF office building 0.64-acre site Nine offices/treatment areas, including open work area One wing offers potential apartment/residential conversion Lobby and reception area Dedicated lab area Lavatories in office/treatment areas



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