

12799 Burgess Ave
Walker, LA 70785



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MLS# 2026016584



\$330,000

2,321 Sqft

Excellent opportunity to acquire a fully functioning orthodontic office in Walker, Louisiana. Situated on approximately 0.30 acres, the property features a 2, 321 SF office building with an established layout designed to support dental, orthodontic, medical, or other professional office users. The building includes eight offices/treatment areas, including an open work area, along with a welcoming lobby, reception area, kitchen, two lab areas, two restrooms, and washer/dryer connections. Lavatories located within office areas provide additional functionality for medical or dental operations. Currently operating as an orthodontic practice, the property presents an attractive opportunity for an owner-user seeking an existing medical/dental configuration or a professional office user looking for a well-equipped facility in the Walker market. **PROPERTY HIGHLIGHTS** Sale Price: \$330, 000 Building Size: 2, 321 SF Site Size: 0.30 Acres Currently Operating as an Orthodontic Office 8 Offices/Treatment & Work Areas Lobby & Reception Area 2 Lab Areas Kitchen 2 Restrooms Lavatories in Office Areas Washer/Dryer Connections 21 On-Site Parking Spaces Well-suited for orthodontic, dental, medical, or professional office use



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