



South

LAND FOR SALE

8058 ONE CALAIS AVE, BATON ROUGE, LA 70809



South

Commercial Real Estate, LLC
1315 Carrollton Avenue
Baton Rouge, LA 70806

Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.



LAND FOR SALE

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7 South Commercial Real Estate is pleased to offer this 1.32 acre lot, for sale, near the intersection of I-10 and Essen Ln. Property is zoned commercial and is a great site for a hotel, office or other conforming retail development.

Description & Terms

- **Asking price: \$1,325,000**
- **Size: 1.32 acres**
- **Zoning: C-2 Commercial**
- **VPD: 140K vehicles per day (I-10)**

Tom Maraist

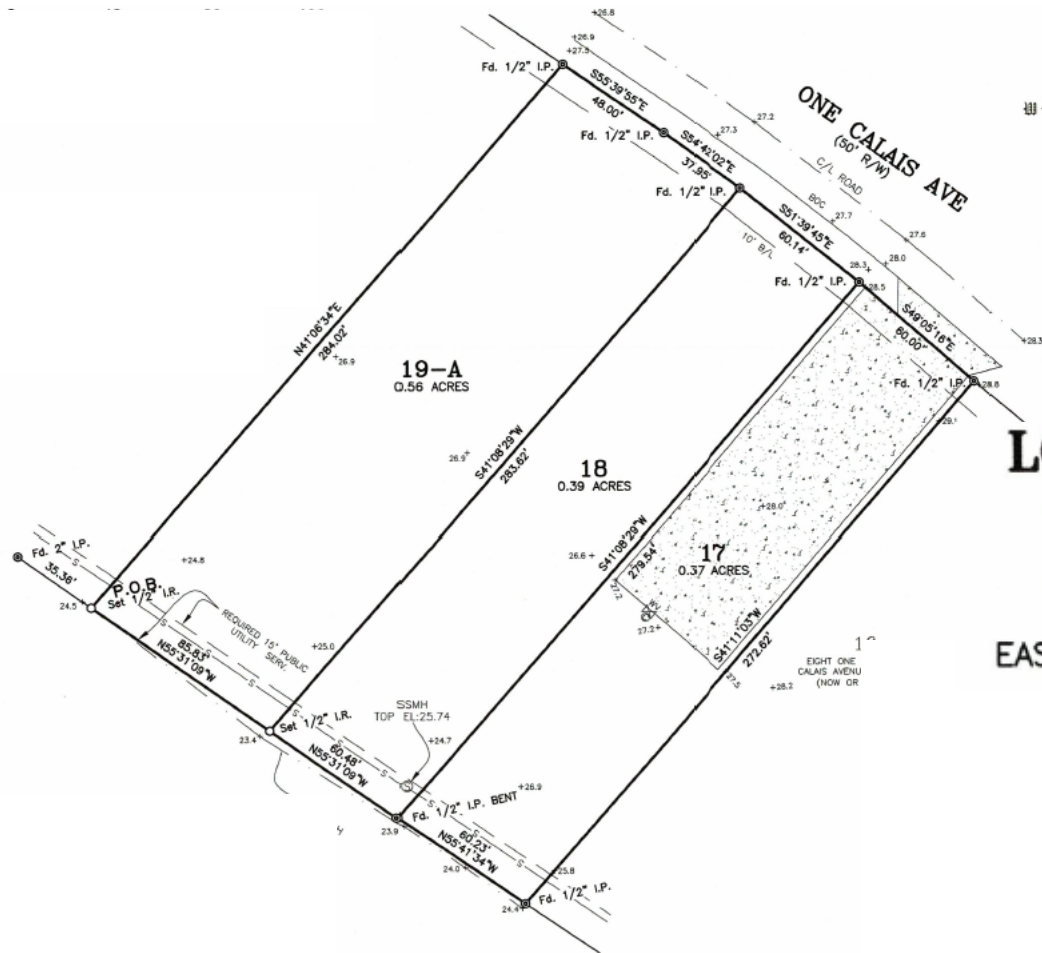
225-200-4180

tommaraist@gmail.com



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Survey

LOTS 17, 18 & 19-A ONE CALAIS PLACE

LOCATED IN SECTION 41, T7S-R1E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

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East across lot
towards I-10 East

North across lot
towards I-10 West



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