



# CONVENIENCE STORE FOR SALE

2450 Oak Villa Blvd. Baton Rouge, LA 70815



**Tom Maraist**

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**Commercial Real Estate, LLC**

**1315 Carrollton Avenue**

**South 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.



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7 South Commercial Real Estate is pleased to offer this convenience store, located at a signaled intersection in the heart of a vibrant commercial district in Baton Rouge. The store is strategically located along commuter routes with adjacent residential neighborhoods and daytime traffic generated by the many light industrial and commercial businesses nearby. Please, no visits without first coordinating with broker.

## Description & Terms:

- **Asking price: \$3,950,000**
- **Size: 5,000 SF building on 1.03 acre lot**
- **Age: Store opened 3Q 2024.**
- **Performance: 100K gal/mo.; \$175K/mo. Inside sales.**
- **Brand: Shell w/10-year fuel contract expires 2034.**

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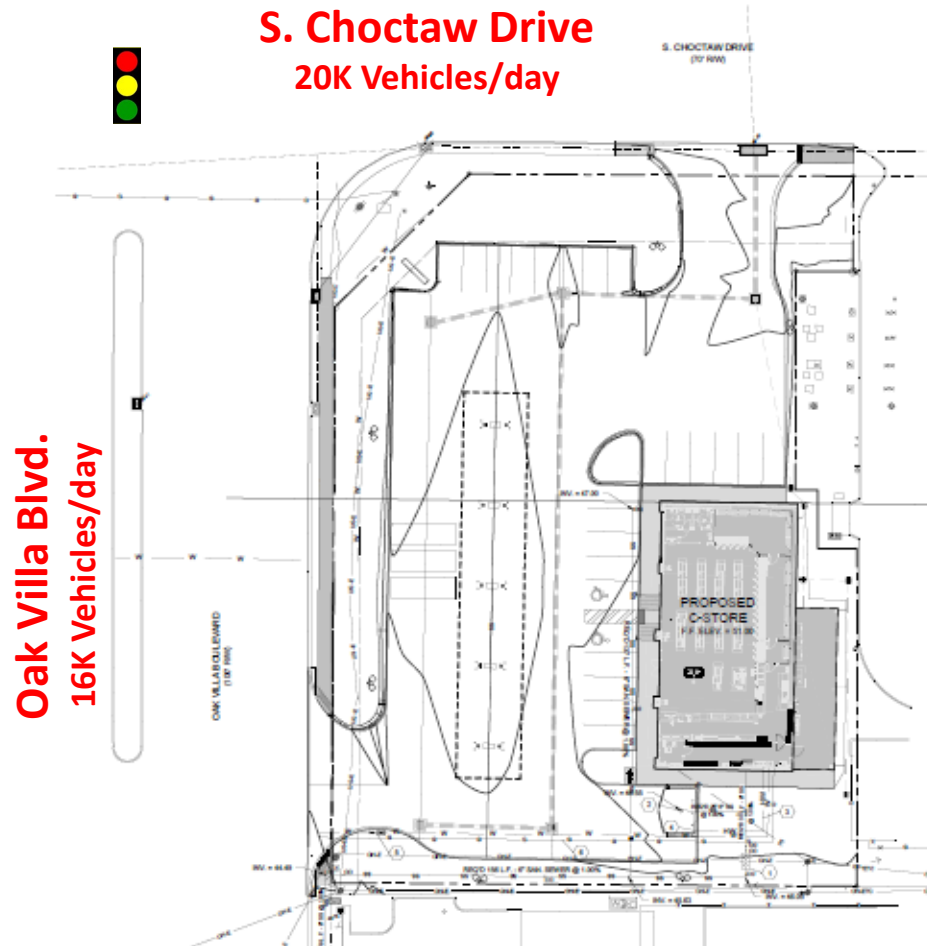
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