

# Office & Warehouse

## 13531 S Choctaw Dr, Baton Rouge, LA 70815

Listing ID:	30832566
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Light Industrial
Gross Land Area:	0.46 Acres
Sale Price:	\$299,900
Unit Price:	\$44.43 PSF
Sale Terms:	Other
Nearest MSA:	Baton Rouge
County:	East Baton Rouge
Loading:	1 Dock, 2 Doors
Office SF:	1,012 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	000-0544-4
Zoning:	M1 LIGHT INDUSTRIAL
Property Use Type:	Investment, Business
Gross Building Area:	6,750 SF
Building/Unit Size (RSF):	6,750 SF
Tenancy:	Single Tenant
Year Built:	1987
Construction/Siding:	Metal Siding
Parking Type:	Surface



### Overview/Comments

Located in flood zone X on .46 acres. 45x150 warehouse with 6750 total sqft, 1 rollup door located in front with loading dock and 1 rollup door located on left side of building. Building has 6 offices and 2 baths. Total office 1012 sqft. Warehouse is 5,738 sqft. There is room behind the rear of the building that could be fenced for storage. This property is great for any business or for investors.

Seller also owns another building 2 lots down that is currently for sale.

Tenant's are occupying both buildings at this time.

Proof of funds or prequal ltr required for all showings. Contact Kacy McAdams at 225.335.2875/Email: kacy.realtor@gmail.com to schedule your showing.

#### More Information Online

<https://www.lacdb.com//listing/30832566>

#### QR Code

Scan this image with your mobile device:



### Property Contacts

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