

4474 Airline Highway

Baton Rouge, LA 70805

Great Retail or Owner-Occupant Opportunity

For Sale

PRICE REDUCED!!!

Property Features

- Great site with 360' of frontage on Airline Highway
- Instant access to I-110
- 3 separate lots totaling 1.57 Acres
- Entire property is fenced
- Average daily traffic count: 43,060
- Potential for supplemental income for owner-occupants: Lamar sign, residential home, vacant lot, and cement building are all currently rented but can be vacated if necessary
- Perfect for car lot, auto repair, or other commercial use
- Owner Financing a possibility
- Owners will consider a solid long-term lease

FOR SALE - \$300,000



Supplemental Income
(Currently Rented
Vacant Lot)

Supplemental
Income
(Leased
Lamar Sign)

Supplemental
Income
(Currently Rented
Car Shop)

Supplemental
Income
(Currently
Rented Home)

NAILatter & Blum

Michael Cashio

225.247.9812

mcashio@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800

www.latterblum.com

4474 Airline Highway

Baton Rouge, LA 70805

Great Retail or Owner-Occupant Opportunity

For Sale



NALatter & Blum

Michael Cashio

225.247.9812

mcashio@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800

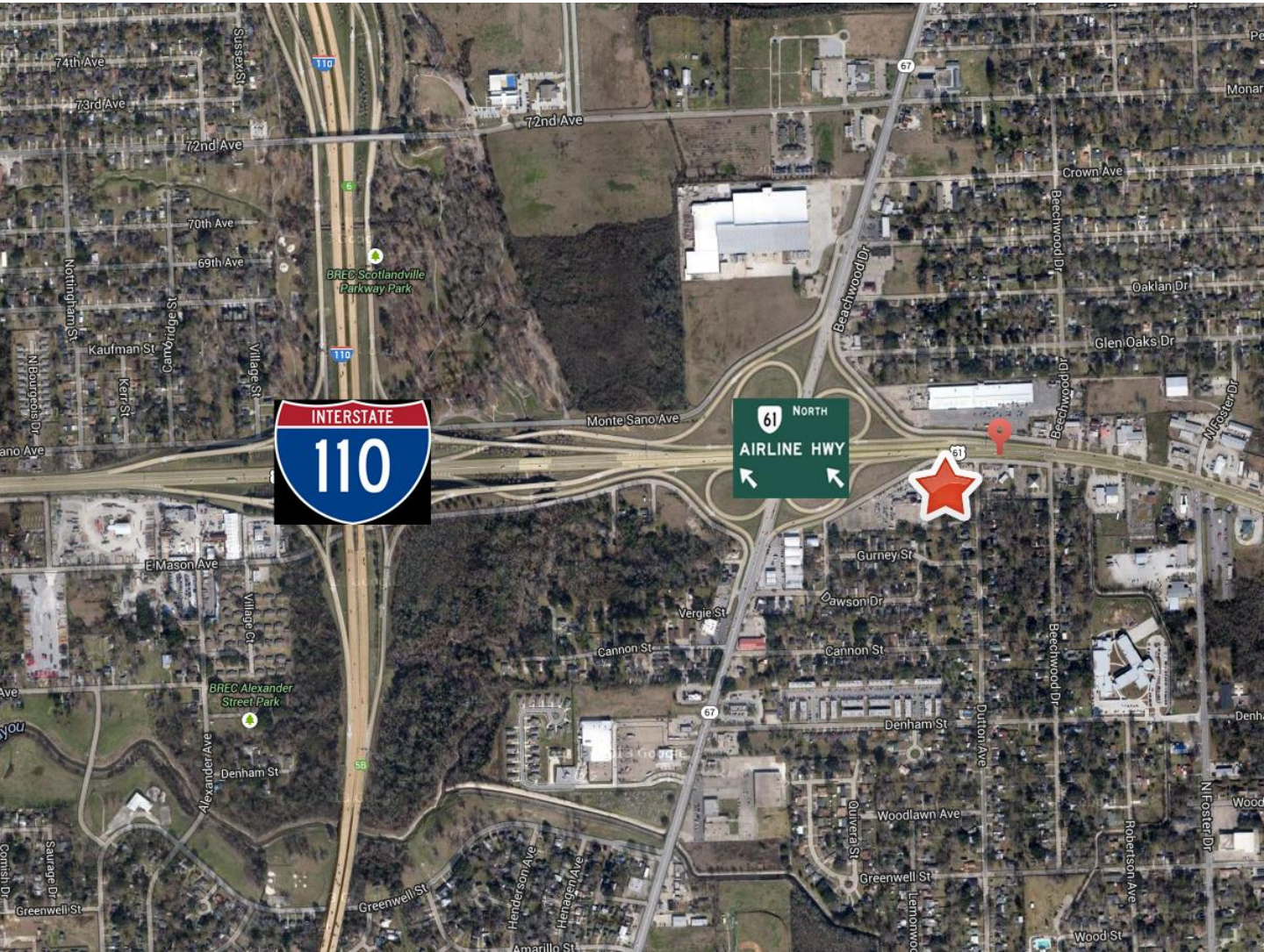
www.latterblum.com

4474 Airline Highway

Baton Rouge, LA 70805

Great Retail or Owner-Occupant Opportunity

For Sale



NAILatter & Blum

Michael Cashio
225.247.9812
mcashio@latterblum.com

LICENSED IN LOUISIANA. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

10455 Jefferson Highway, Suite 200
Baton Rouge, LA 70809 USA
225.295.0800
www.latterblum.com