

# FOR SALE



SOUTH BATON ROUGE OFFICE FOR SALE

2726 CONTINENTAL DRIVE · BATON ROUGE, LA 70808

## Highlights

Building SF:	9,594 SF
Purchase Price:	\$1,200,000
Lot Size:	0.70 Acres
Offices:	7
Zoning:	C2



**DAVID VERCHER, CCIM**  
Director  
(225) 405-3257  
yourccim@kw.com  
Louisiana

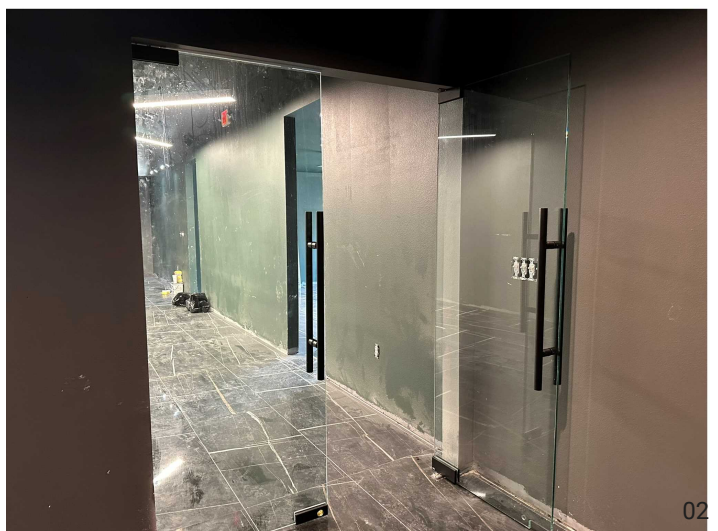
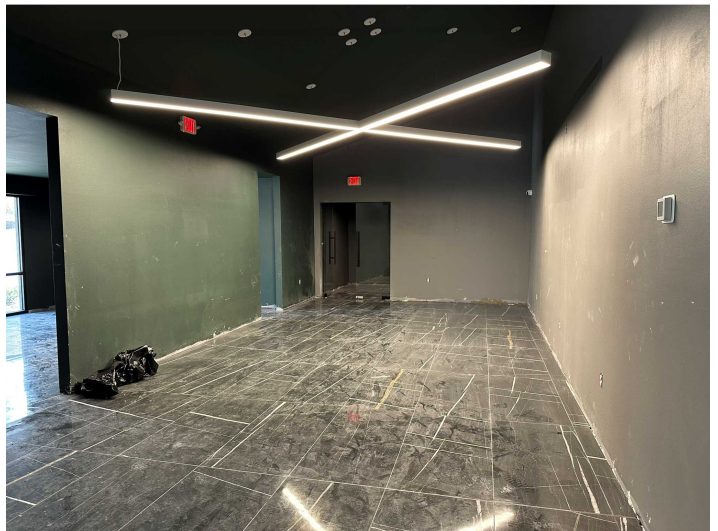
## Property Description

9,100+/- Sq Ft dental building repurposed for wellness clinic. This building has been beautifully remodeled with anticipation of the opening of a wellness clinic. Renovations include a new roof in 2024, the gutting of all interior walls and reconstruction with large open areas, high ceilings and abundant restrooms. The new construction also includes a private studio area and large open patios. Construction is nearly complete, and the building is being sold as is.



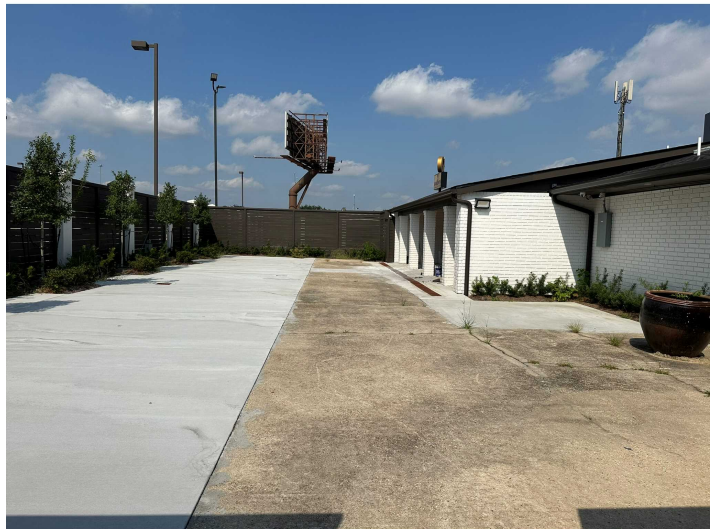
# INTERIOR

2726 CONTINENTAL DRIVE



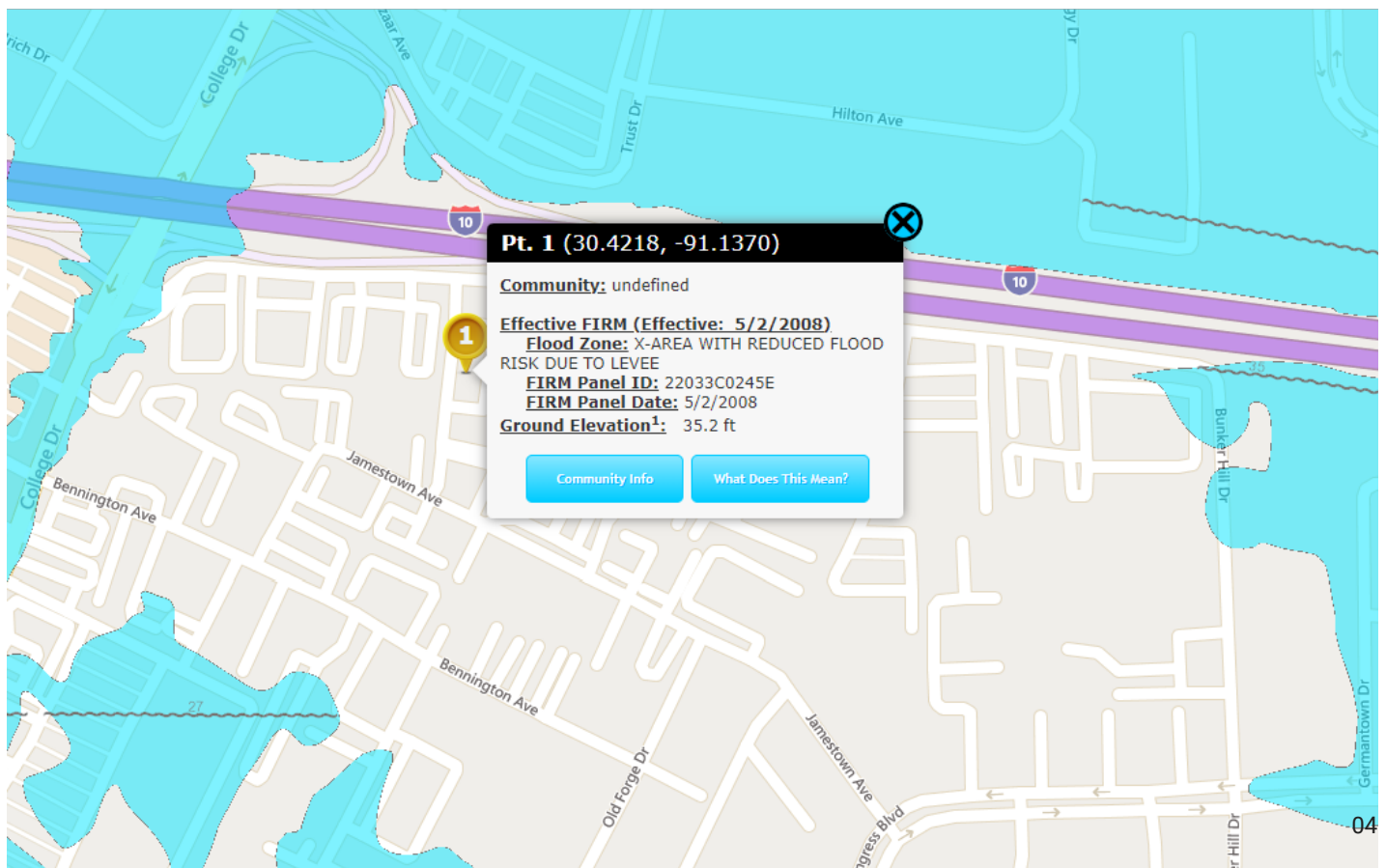
# EXTERIER

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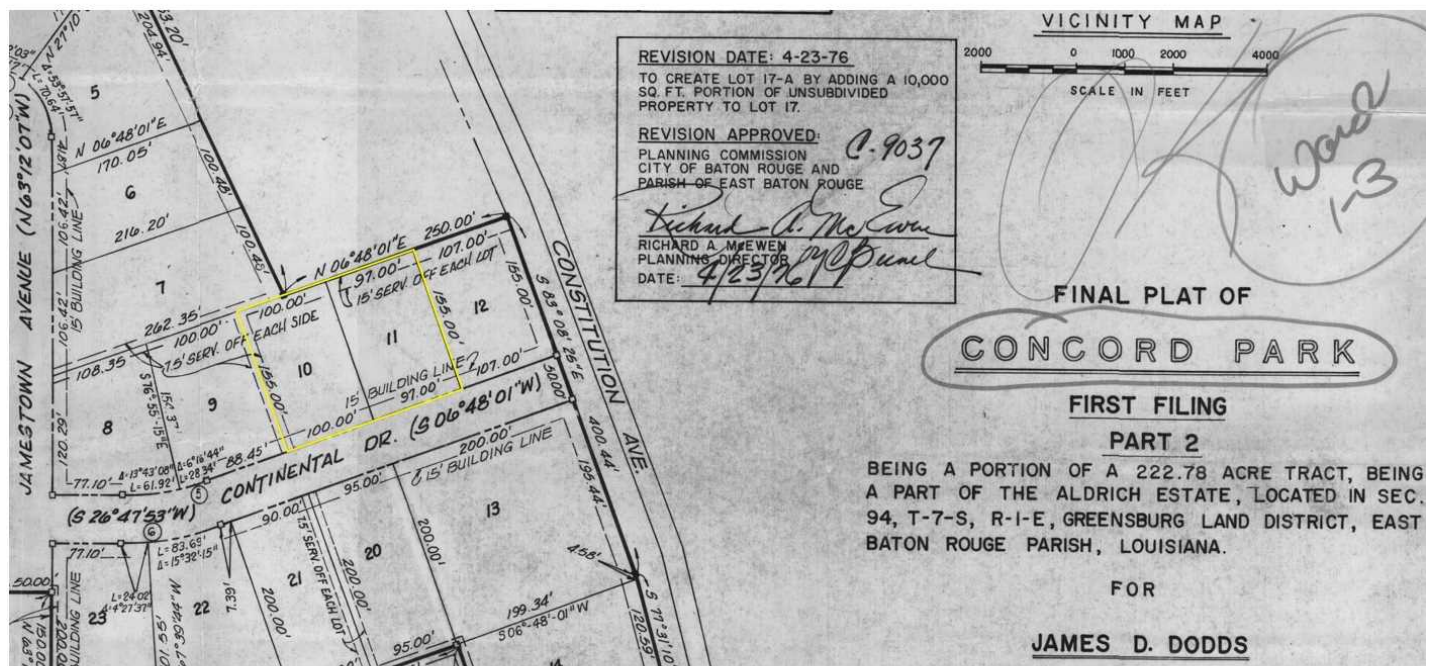
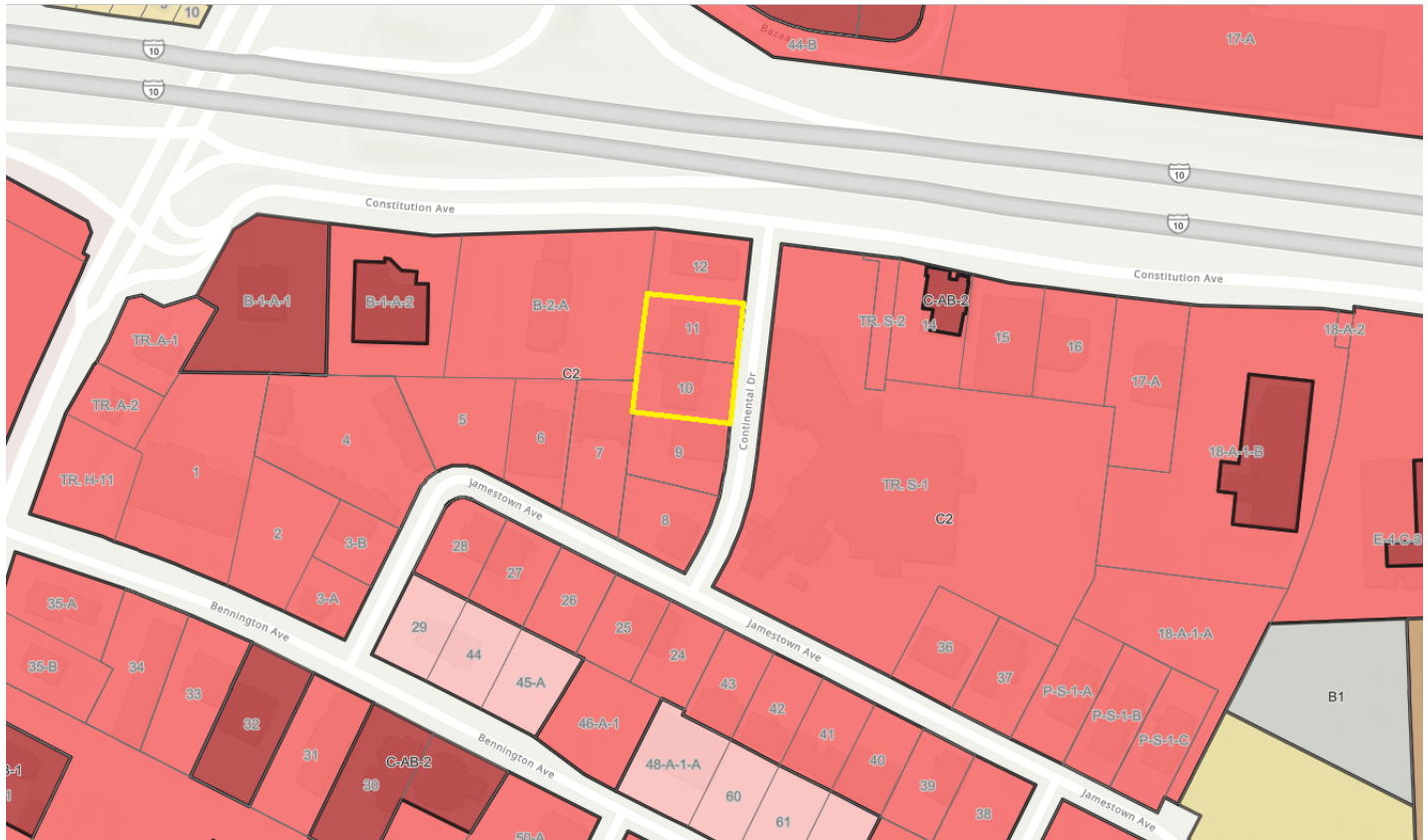
# AERIAL & FLOODMAP

## 2726 CONTINENTAL DRIVE



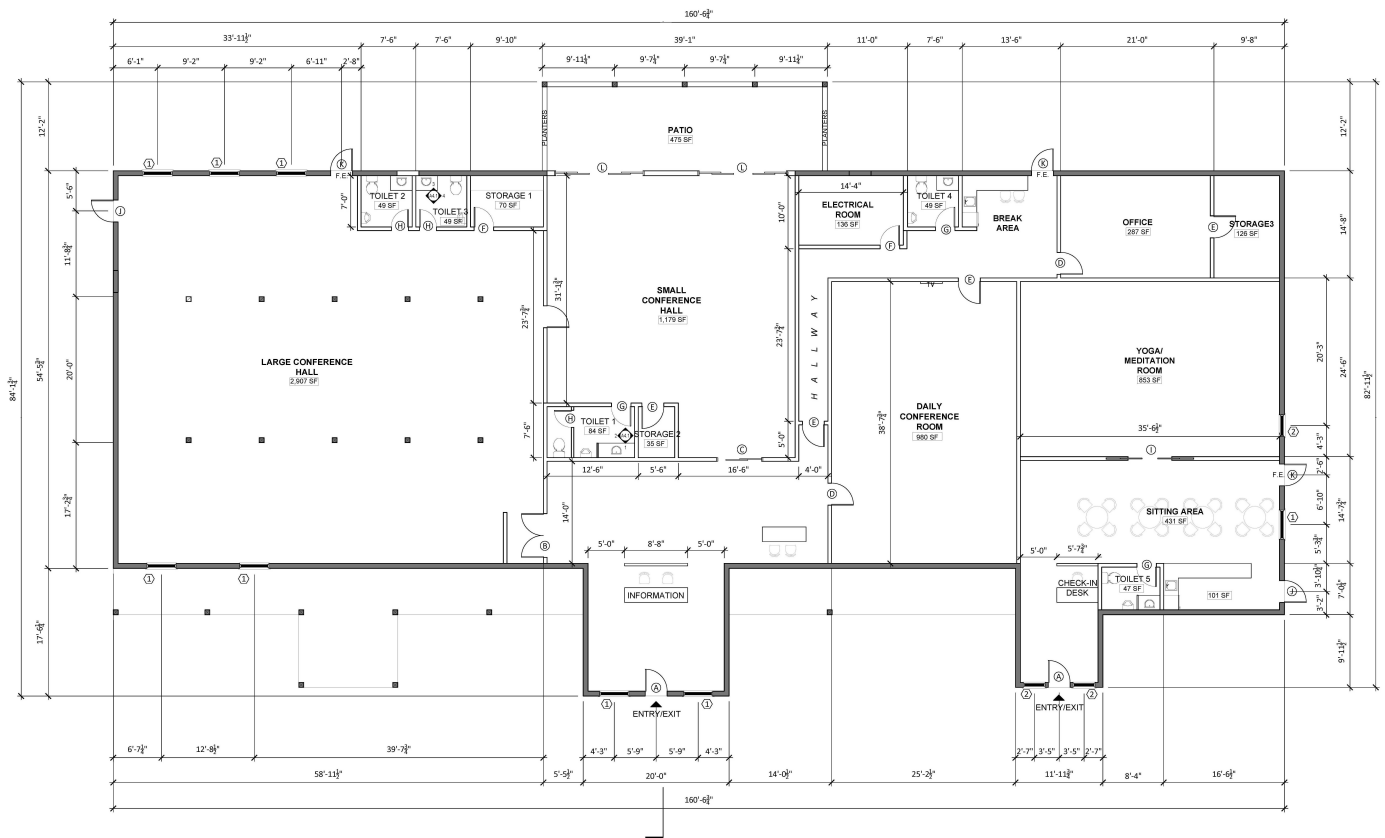
# ZONING & SUBDIVISION MAP

2726 CONTINENTAL DRIVE



# FLOORPLAN

2726 CONTINENTAL DRIVE



1 FLOOR PLAN  
1/8"=1'-0"