



Standalone Office with Gated Parking off Drusilla

9543 Fenway Ave, Baton Rouge, LA 70809

Sale Brochure

Fabian H.C. Edwards, JD/DCL
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Property Summary

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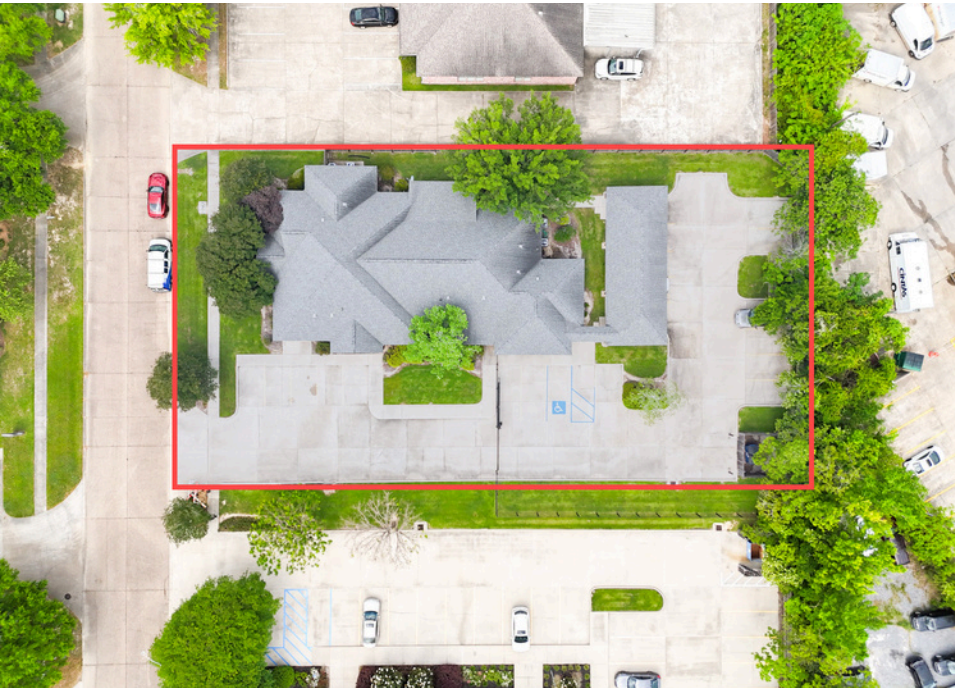
Sale Price	\$747,450
Building Size	±4,983 SF

- Now for sale, **9543 Fenway Ave** presents a ±4,983 SF standalone office with gated parking and monument signage.
- The property is located seconds from both Airline Hwy and the I-12 / US Hwy 61 interchange, and is approximately ±3 minutes from Jefferson Hwy.
- Situated within an established commercial corridor, the property benefits from proximity to surrounding retail and service-oriented businesses.
- This offering presents a functional office asset with secure parking, visibility, and convenient access to major roadways.
- Zoned C2 (Heavy Commercial).



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LOCATION INFORMATION

Street Address	9543 Fenway Ave, Baton Rouge, LA 70809
County	East Baton Rouge Parish
Market	LA - Baton Rouge MSA
Side of Street	North
Nearest Highway	Airline Hwy
Nearest Airport	Baton Rouge Metropolitan Airport (BTR)

PROPERTY INFORMATION

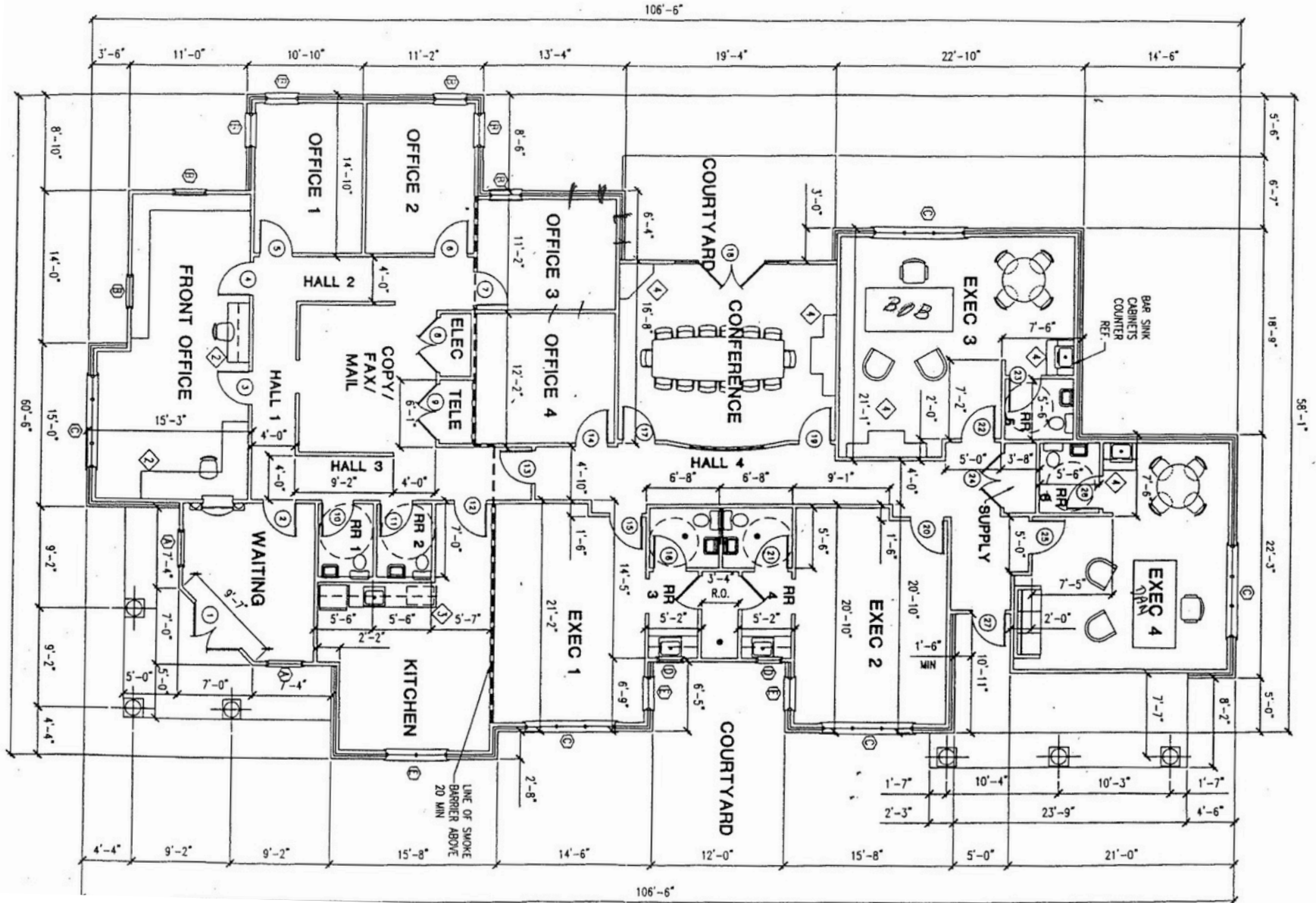
Property Type	Office
Property Subtype	Office General
Zoning	Independence Plaza
APN #	3005364
Building Size (SF)	±4,983 SF
Lot Size	±0.61 Acres
Number of Buildings	1
Number of Floors	1
Parking Type	Surface
Free Standing	Yes

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Floor Plan

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Exterior Photos

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Interior Photos

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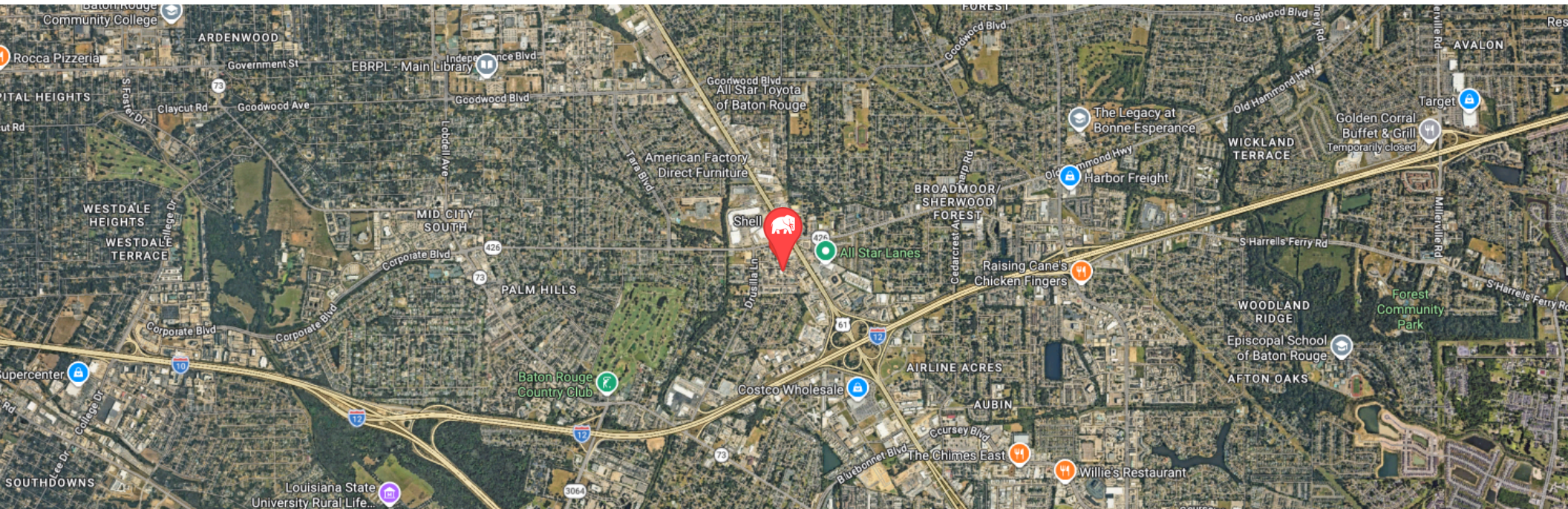
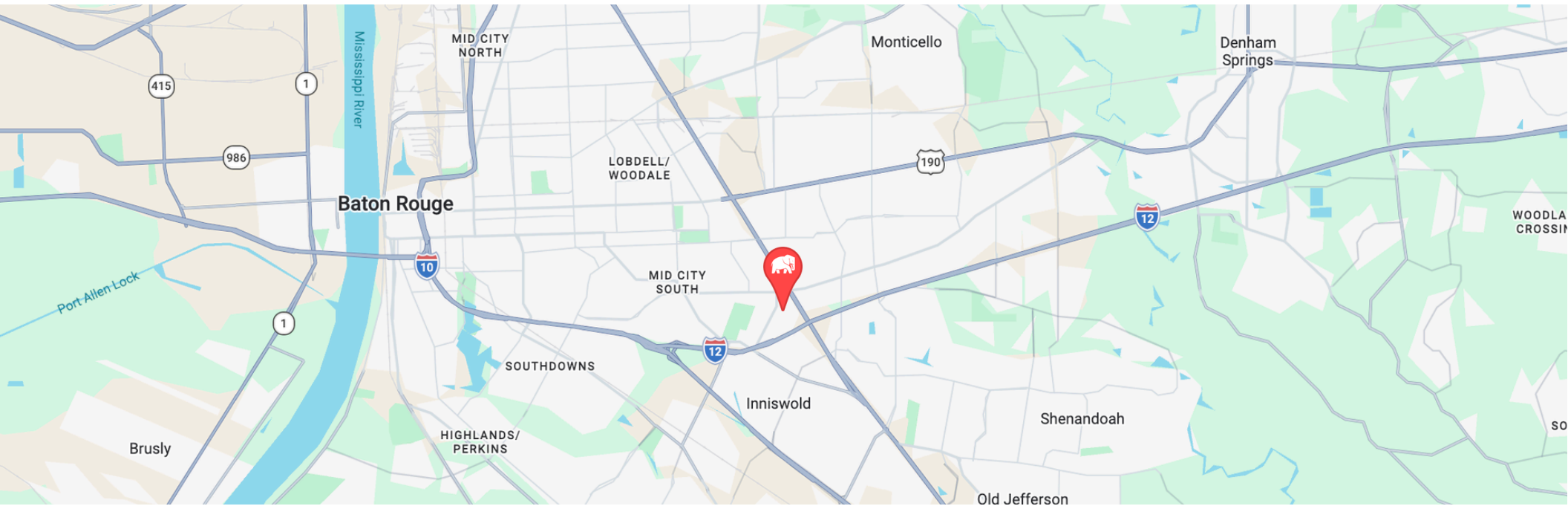
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Location Map

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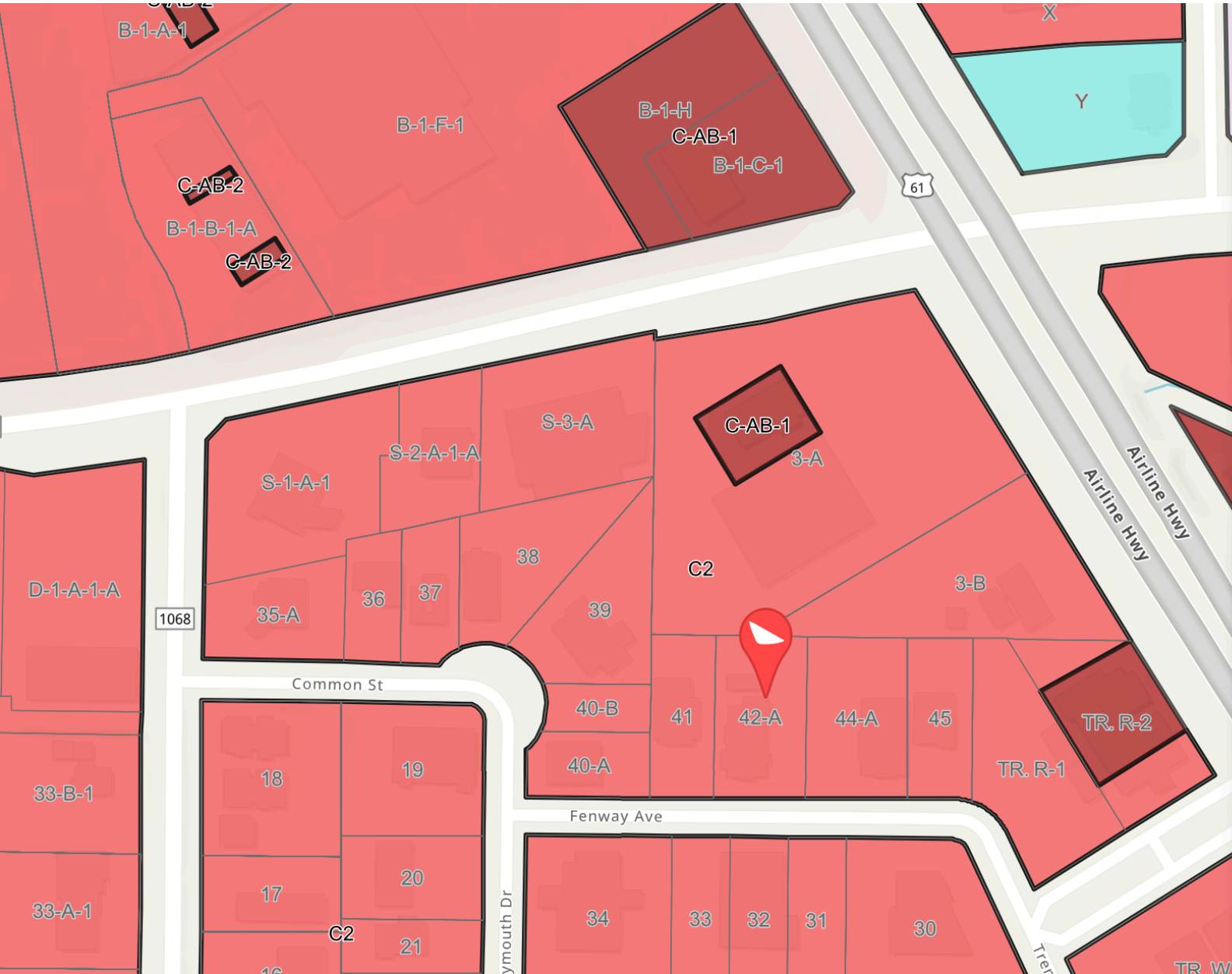


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Zoning Map

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Layers [X]

- A3.2 - Medium Density Multi-Family
- A3.3 - High Density Multi-Family
- A4 - General Residential
- A5 - High Rise Apartments

Commercial Districts

- C1 - Light Commercial
- LC1 - Light Commercial One
- LC2 - Light Commercial Two
- LC3 - Light Commercial Three
- C2 - Heavy Commercial
- HC1 - Heavy Commercial One
- HC2 - Heavy Commercial Two
- C5 - Business
- NC - Neighborhood Commercial

Office Districts

- NO - Neighborhood Office

C2 - HEAVY COMMERCIAL

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Fabian H.C. Edwards, JD/DCL

Senior Vice President – Office Sales & Leasing

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Fabian Edwards is a Louisiana native and graduate of Southeastern Louisiana University. After graduating from SELU, he earned his Juris Doctor and Diploma of Comparative Law from the LSU Paul M. Hebert Law Center. Prior to his brokerage career, Fabian worked as a litigation attorney at Keogh Cox, where he handled a wide array of disputes with particular emphasis on property lawsuits.

Fabian understands that open communication and responsiveness are imperative to ensuring client expectations are recognized and exceeded. As a member of the Elifin team, Fabian uses his prior litigation experience, strong attention to detail, and unrelenting work ethic to zealously represent his clients.



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