



**SAURAGE ROTENBERG™**  
COMMERCIAL REAL ESTATE

**FOR SALE**  
**MID CITY STAND-ALONE - LIVE/WORK - 2 BUILDINGS - OFF STREET PARKING**  
**545 S FOSTER DRIVE, BATON ROUGE, LA 70806**

**3,857 SF**

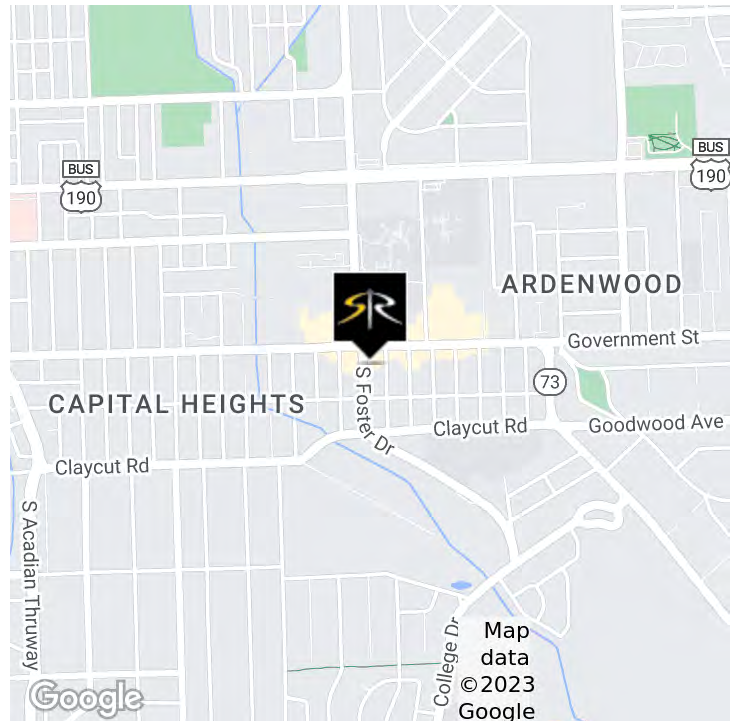


#### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,150,000</b>
<b>Building Size:</b>	<b>3,857 SF</b>
<b>Lot Size:</b>	<b>0.24 Acres</b>
<b>Zoning:</b>	<b>C1 &amp; C-AB-1</b>

#### PROPERTY HIGHLIGHTS

- True Live/Work Opportunity in Mid City
- Retail/Commercial Building: 2 Story A Hays. Town 1,782 SqFt plus 1st and 2nd Story Porches
- Residence: 2bd/2ba Modern Remodel with Massive Master Suite, Open Floor Plan with Top-end Finishes, Front and Rear Porches, and Parking in Rear. Nothing Comparable in Mid City.
- Owner to Relocate Business Upon Sale
- Zoned primarily C1, but Property is 'Spot Zoned' C-AB-1 for the 2 Story Retail/Commercial Building



**MATTHEW SHIRLEY**  
Associate Broker  
(D)225.907.5214  
matthew@sr-cre.com

**SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC**  
5135 Bluebonnet Boulevard  
Baton Rouge, LA 70809  
225.766.0000 | sauragerotenberg.com

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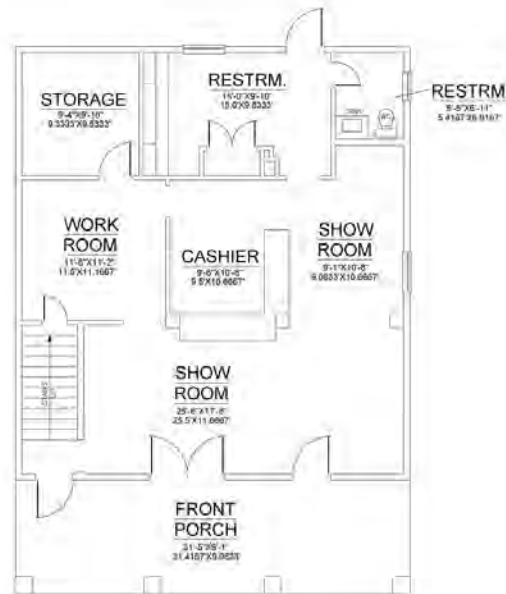
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**FLOOR PLAN**  
**545 S. FOSTER**  
**BATON ROUGE, LA.**  
**AS-BUILT**

SQUARE FOOTAGE	
WORK AREA	1,004.45 FT <sup>2</sup>
FRONT PORCH	384.40 FT <sup>2</sup>
SHOWROOM	584.90 FT <sup>2</sup>
2ND FLOOR	2,883.25 FT <sup>2</sup>
TOTAL	2,852.95 FT <sup>2</sup>



**Floor Plan: 545 S. Foster Dr.**

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## FLOOR PLAN

**555 S. FOSTER**  
**BATON ROUGE, LA.**  
**AS-BUILT**

SQUARE FOOTAGE	
LIVING AREA	1361 SQ. FT.
FRONT PORCH	48 SQ. FT.
BACK PORCH	98 SQ. FT.
TOTAL	1507 SQ. FT.

**Floor Plan: 555 S. Foster Dr.**

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