



COMMERCIAL LOT FOR SALE

5705 Nicholson Dr. Baton Rouge, LA 70820



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Commercial Real Estate, LLC
1315 Carrollton Avenue
Baton Rouge, LA 70806

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7 South Commercial Real Estate is pleased to offer this corner lot for sale located at the intersection of Nicholson Drive (LA 30) and Ben Hur Rd. just 1 ½ miles south of the LSU campus. This 65K SF lot is in Flood Zone AE with most of the lot at or above the base flood elevation of 19' MSL.

Description & Terms:

- **Asking price: \$1,428,000**
- **Size: 65,000 SF (Lot C-2-A-3-A-2)**
- **Approximate dimensions: 225' X 280' (property line/property line; not accounting for set-backs or easements).**
- **PUD zoning with setbacks at 10' side and 20' front and rear.
(Verify zoning with City/Parish Planning Commission).**

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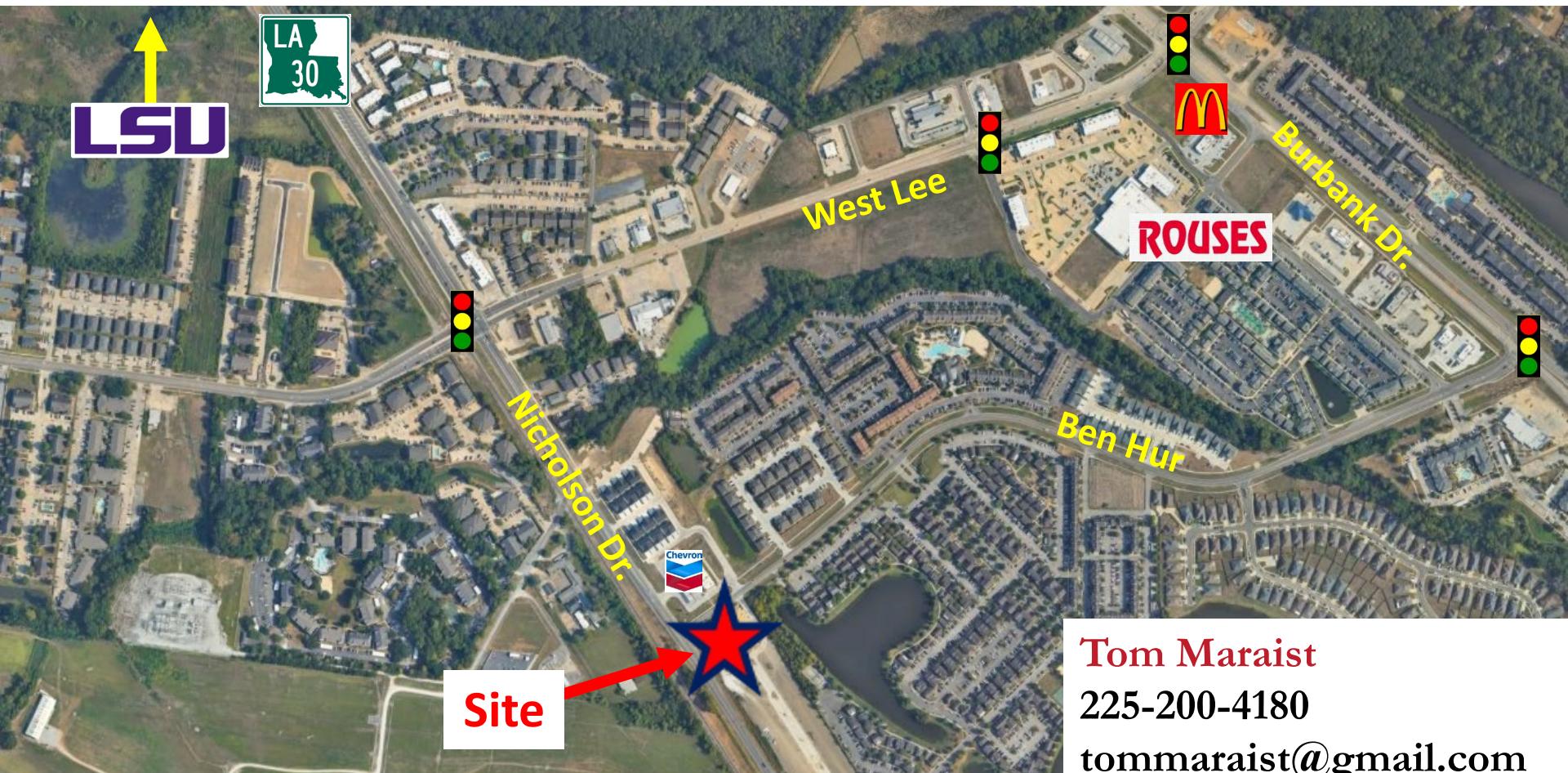
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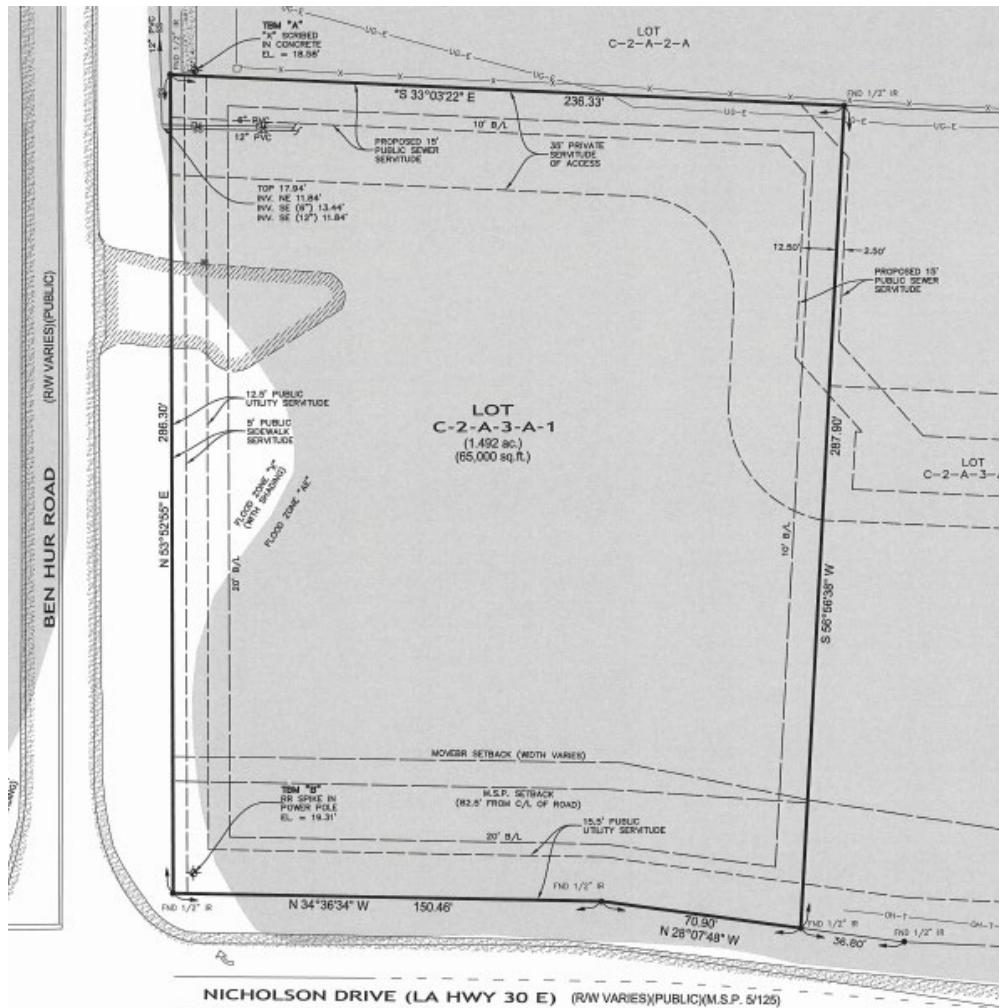
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South

SURVEY

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