



COMMERCIAL LOT FOR SALE

5705 Nicholson Dr. Baton Rouge, LA 70820



Tom Maraist

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Commercial Real Estate, LLC
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Broker of Record: Tom Maraist, 7 South Commercial Real Estate, LLC. The information provided in this presentation has been obtained from the property owner, their assigns and/or reliable public resources and 7 South Commercial Real Estate, LLC and Talbot Realty Group make no warranty, whether expressed or implied, to the exactness and accuracy of this information and that all references to dimensions, age, or other physical characteristics of the property displayed herein are approximate. Interested purchasers/tenants should perform their own due diligence and assume all risks for any inaccuracies unintentionally displayed herein.



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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).**

Tom Maraist

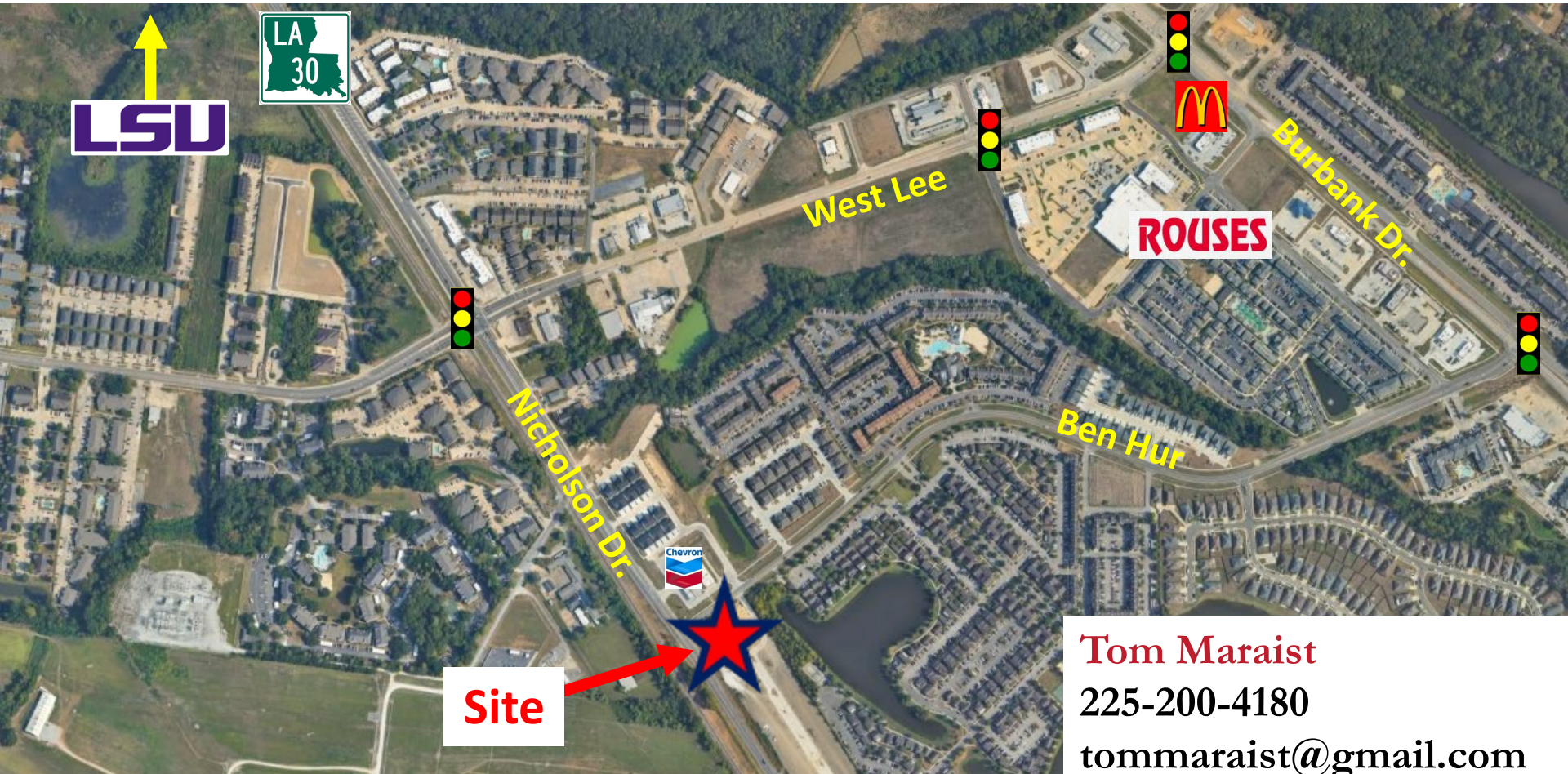
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