

311 S Range Ave. Denham Springs, LA

Now available: a **7-building commercial portfolio** on **1.6 acres** in Denham Springs, Louisiana offered at **\$1,680,000**. This asset delivers a blend of retail and warehouse functionality, anchored by a high-visibility 11,000 sq ft building which has multi use possibilities.



Property Highlights

- **Total Size:** ~20,000 sq ft across seven buildings
- **Land Area:** 1.6 acres
- **Building Mix:**
 - One retail building at 11,000 sq ft and one retail building at 3,000 sq ft.
 - Five auxiliary buildings, ideal for storage or light industrial use
- **Frontage:** Strong exposure with dual frontage

Strategic Location

- Located at the **busy intersection of S Range Ave**, offering **high daily traffic counts**
- Short 5–7 minute drive to **I-12**, providing regional connectivity

Investment & Income Potential

- **Current Occupancy:** Six of the seven buildings are tenant-occupied, generating stable income immediately.
- **Convertible Owner-Occupied Space:** The 11,000 sq ft retail building can be leased post-sale, offering flexibility for owner-occupancy or value-add leasing.
- **Parking:** Limited off-street parking supports both retail customers and warehouse operations.
- Immediate cash flow from tenant-occupied buildings, with strong prospects for lease-up or repositioning of the largest building
- **Diverse income streams** (retail + warehouse)

Value-Add & Redevelopment Opportunity

- Large footprint, high-visibility retail building presents **redevelopment or repositioning upside**.
- Ideal for **investors, owner-users, or mixed-use redevelopers** seeking a foothold in a growing market.
- Dual frontage and a prominent corner lot maximize branding and signage potential.

Call to Action

We are offering \$75,000 flat commission if you have a buyer who purchases the property.

Contact

Call/Text 985-320-3398

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