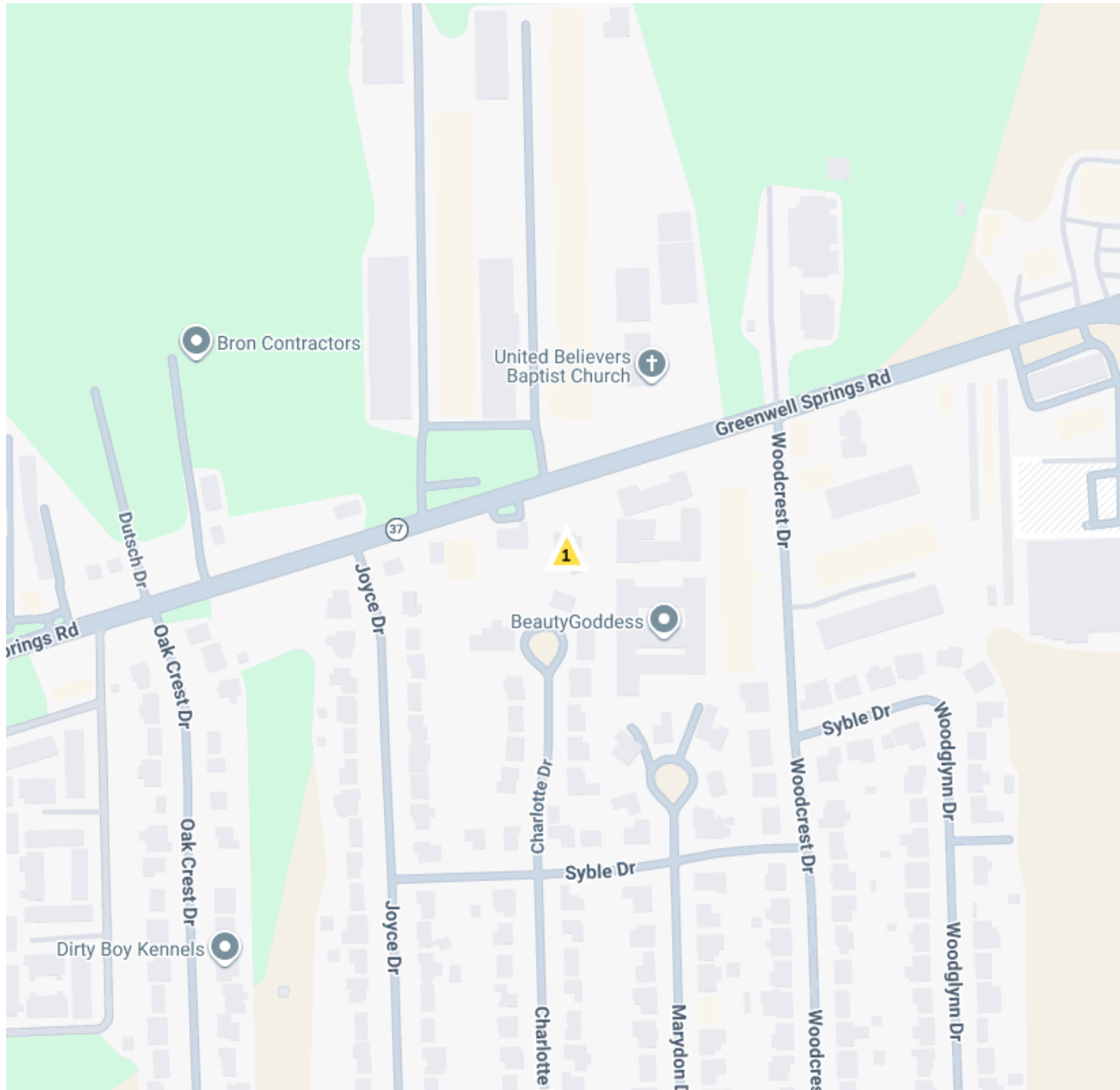


Listing Locations



Listings

1. 8796 Greenwell Springs Rd

Active **8796 Greenwell Springs Rd**

8796 Greenwell Springs Rd, Baton Rouge, LA 70814



For Sale

Office

Financial

Sale Price	\$399,000
Price Per SF	\$164.81/SF
Building Size	2,421 SF
Lot Size	36,608 ac
Parish	East Baton Rouge
Parcel APN	1038850
Listed	04/18/2026
Updated	04/18/2026
Listing ID	c46701c0

Building Details

Floors	2
Ceiling Height	9'

Property Details

Zoning	C1
Zoning Desc.	Light Commercial

Utilities

Power Provider	Private - Enterg
Water Provider	City - Baton Rouge Wate...
Gas Provider	Private - Delt

Overview

Prime former bank branch available on Greenwell Springs Road in Northeast Baton Rouge. This freestanding brick masonry building contains approximately 2,421 square feet and is situated on a 36,608 SF site in an established mixed-use commercial area with strong frontage along this primary corridor. The interior offers a spacious lobby, generous office layout, and a 3-lane rear drive-thru canopy, creating immediate potential for a bank, credit union, medical office, professional office, retail, or other service-oriented use. With recognizable branch-style curb appeal, flexible reuse potential, and a highly visible location, this property presents an excellent opportunity for an owner-user or investor. Bring all reasonable offers. Information contained herein is believed to be reliable but is not guaranteed. Buyer and buyer's agent are responsible for independently verifying all information, including but not limited to square footage, lot size, zoning, permitted use, condition, measurements, and availability of utilities or improvements. Seller, broker, and listing agent make no warranties or representations as to the accuracy of the information provided.

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