

For Sale or Lease  
Multiple Purpose  
Building  
**\$1,770,000**

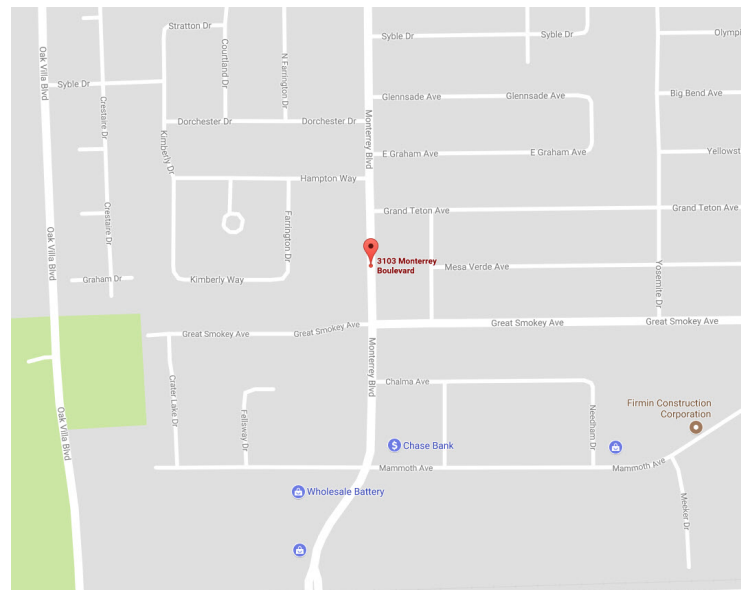


## 3103 Monterrey Blvd

Baton Rouge, LA 70814

### Property Features

- Motivated Seller. Listed below appraisal price.
- Multiple purpose facility on Monterrey Blvd
- Currently operating as a fitness club
- Over \$250,000 in recent improvements
- Indoor swimming pool with separate dressing areas
- The property has never flooded
- There are over 100 plus parking spaces
- There is 450 ft. of road frontage on Monterrey Blvd
- Site size approximately three acres
- Landlord will consider build out for tenants needs
- <http://www.lacdb.com/listing/30046430>



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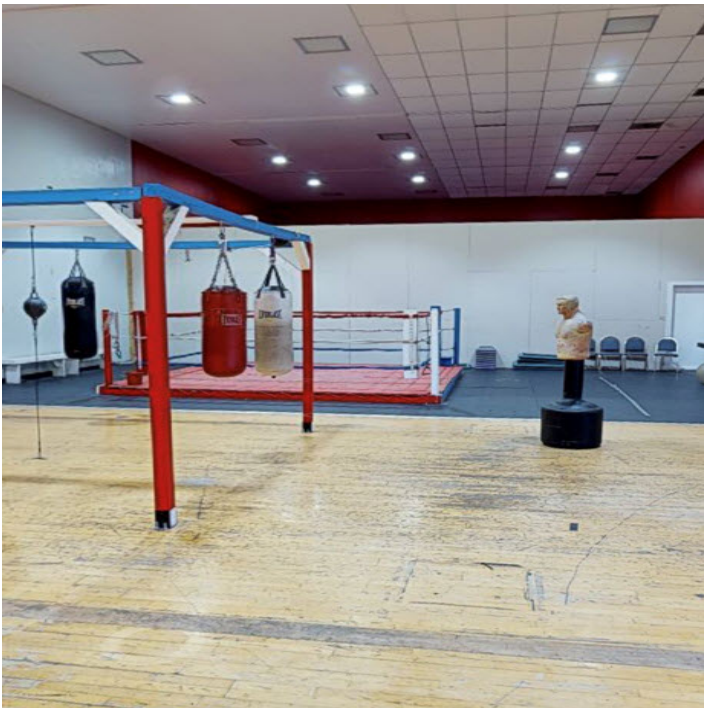
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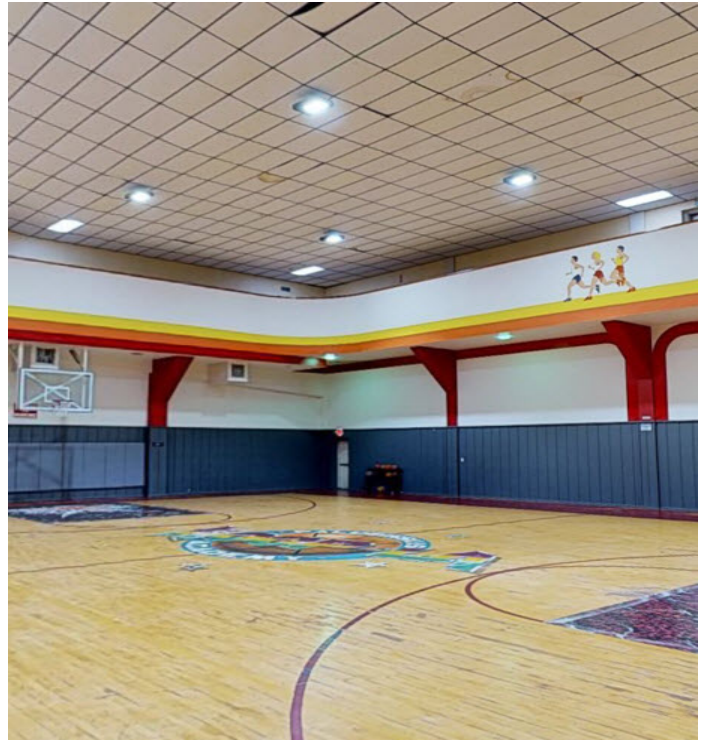
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