**BRIAN NICOLICH** 

TEL: 225 930-8252 MOBILE: 225 229-4371

**EMAIL:** BRIAN@SR-CRE.COM



## **FOR SALE**

## 4467 ARNOLD LANE BATON ROUGE, LA 70809

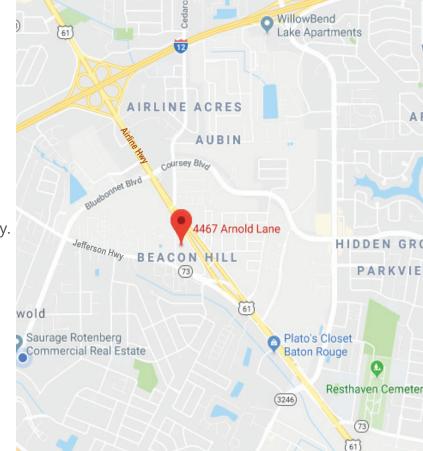
\$455,000

**0.95 ACRES** 

#### **HIGHLIGHTS**

- · Great Development Opportunity
- 0.95 Acre Lot
- One (1) Block from Jefferson Highway
- Traffic Exposure from Airline and Jefferson Hwy.
- 225 FT. Frontage on Arnold Lane
- 200 Year Old Home on Property 3,800 SF
- Qualifies for Historic Building Tax Credits
- Three (3) Restrooms and Large Kitchen
- Updated Electrical
- · Ample Parking with 15 Parking Spaces
- Zoned C-AB-1
- Motivated Seller

# **PRICE REDUCTION!**





SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC

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