



**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**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  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

TEL 225 766-0000  
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.





**SAURAGE ROTENBERG**  
COMMERCIAL REAL ESTATE

**BRIAN NICOLICH**

TEL: 225 930-8252  
MOBILE: 225 229-4371  
EMAIL: BRIAN@SR-CRE.COM



SAURAGE ROTENBERG COMMERCIAL REAL ESTATE, LLC  
5135 BLUEBONNET BLVD  
BATON ROUGE, LA 70809

TEL 225 766-0000  
FAX 225 766-2229

WEB SAURAGEROTENBERG.COM

The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana.