

\$385,000 - 2286 Highland, Baton Rouge

MLS® #2025019402

\$385,000

0 Bedroom, 2.00 Bathroom, 6,838 sqft
Commercial Sale on 0.30 Acres

South Baton Rouge, Baton Rouge, LA

Recently used as a retail thrift shop for a local charity, this property is ready for multiple retail applications. There is parking in the back of the building along with a parking lot across West Harding (a dead-end street with less than 10 houses). The property is fully air conditioned with three units, the roof is a Mule Hide TPO System installed in January of 2020 (still under warranty) and the foundation was stabilized in April of 2023 and has a lifetime warranty. It has an alarm system with Certified Alarm and internet with Cox. It also has a 10 x 10 roll up door with the potential for two, the second door is intact, but the door space was filled with cinder blocks. The back lot is fenced and has a shipping container that goes with the property. Less than a mile from LSU. Across the street from Highland Road Precinct of BRPD Access to Downtown and the Interstate Well cared for building with little deferred maintenance

Essential Information

MLS® #	2025019402
Price	\$385,000
Bathrooms	2.00
Square Footage	6,838
Acres	0.30
Type	Commercial Sale
Sub-Type	Commercial
Status	Active



Community Information

Address	2286 Highland
Area	EBR MLS Area 52
Subdivision	South Baton Rouge
City	Baton Rouge
State	LA
Zip Code	70802

Amenities

Utilities	Natural Gas Available
Parking Spaces	34
Parking	Parking Lot

Interior

Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Pole Sign
Roof	Rubber
Construction	Block
Foundation	Slab

Additional Information

Date Listed	October 21st, 2025
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