$680,000 - 2844 And 2948 Hwy 112, Lecompte

MLS® #2498053

$680,000

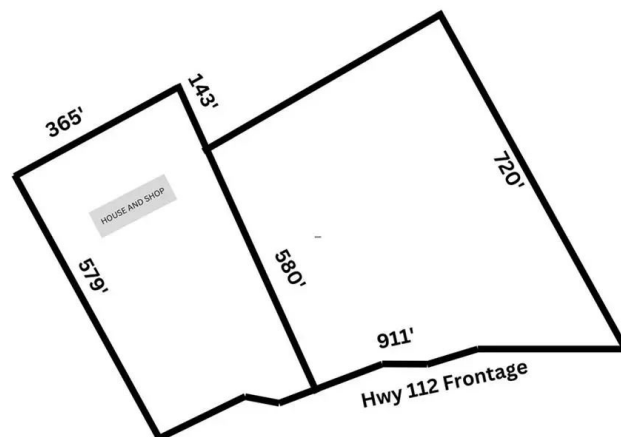0 Bedroom, 0.00 Bathroom, 2,400 sqft
Commercial Sale on 11.50 Acres

N/A, Lecompte, Louisiana

12 acre commercial tract adjacent to fast food and C-store with 900+ feet of road frontage on Hwy 112 and located right off of I-49 at the Forest Hill/ Lecompte exit, adjoining Burger King. Full visibility from the interstate and exit ramps and high traffic count on the highway. Land is cleared, mostly flat, ready to develop. Currently a 2400 sq foot 4 bed 2 bath home and a 20x40 shop on site. The home is in great condition, meets ADA compliance, and rentable for residential or business to produce immediate income or house employees while developing. Home is currently tenant occupied so capitalize on immediate income potential. Capitalize on not only interstate traffic and locals, but also the added influx of traffic from 300 nurseries in the Forest Hill area, most of which come off this exit from I-49. There is great need for development in this area so the location is ideal for a hotel, restaurant, fast food business, or small grocery store as all those services are lacking in the surrounding area. Many possibilities and the land is already ready to build.

Built in 1975

Essential Information

MLS® #	2498053
Price	$680,000
Bathrooms	0.00
Square Footage	2,400

Acres	11.50
Year Built	1975
Type	Commercial Sale
Status	Active

Community Information

Address	2844 And 2948 Hwy 112
Subdivision	N/A
City	Lecompte
County	Rapides
State	Louisiana
Zip Code	71346

Amenities

Parking	Carport, Detached

Exterior

Exterior	Vinyl Siding
Lot Description	Acreage, City Lot, Irregular Lot
Construction	Vinyl Siding

Additional Information

Zoning	Com