



Medical Office For Sale

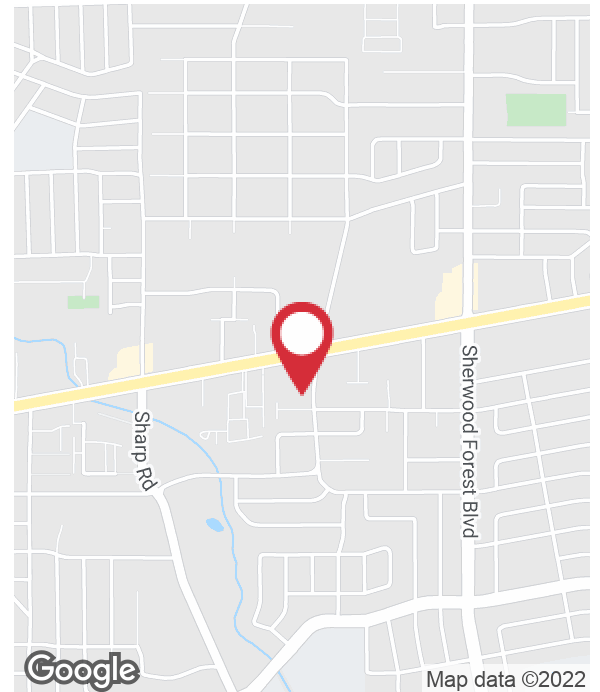
170 McGehee, Baton Rouge, Louisiana 70815

Property Highlights

- Stand-Alone Building
- Corner Lot with Great Ingress/Egress
- Previous Medical Office Use
- Approx. 7,569 SF

Sale Price

\$567,675



For more information

Walt Ketchings

O: 225 297 7705 | C: 225 241 3110
wketchings@latterblum.com

Erin Caballero, CCIM

O: 225 297 7868 | C: 225 241 6530
erinc@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

April 29, 2022

Additional Photos

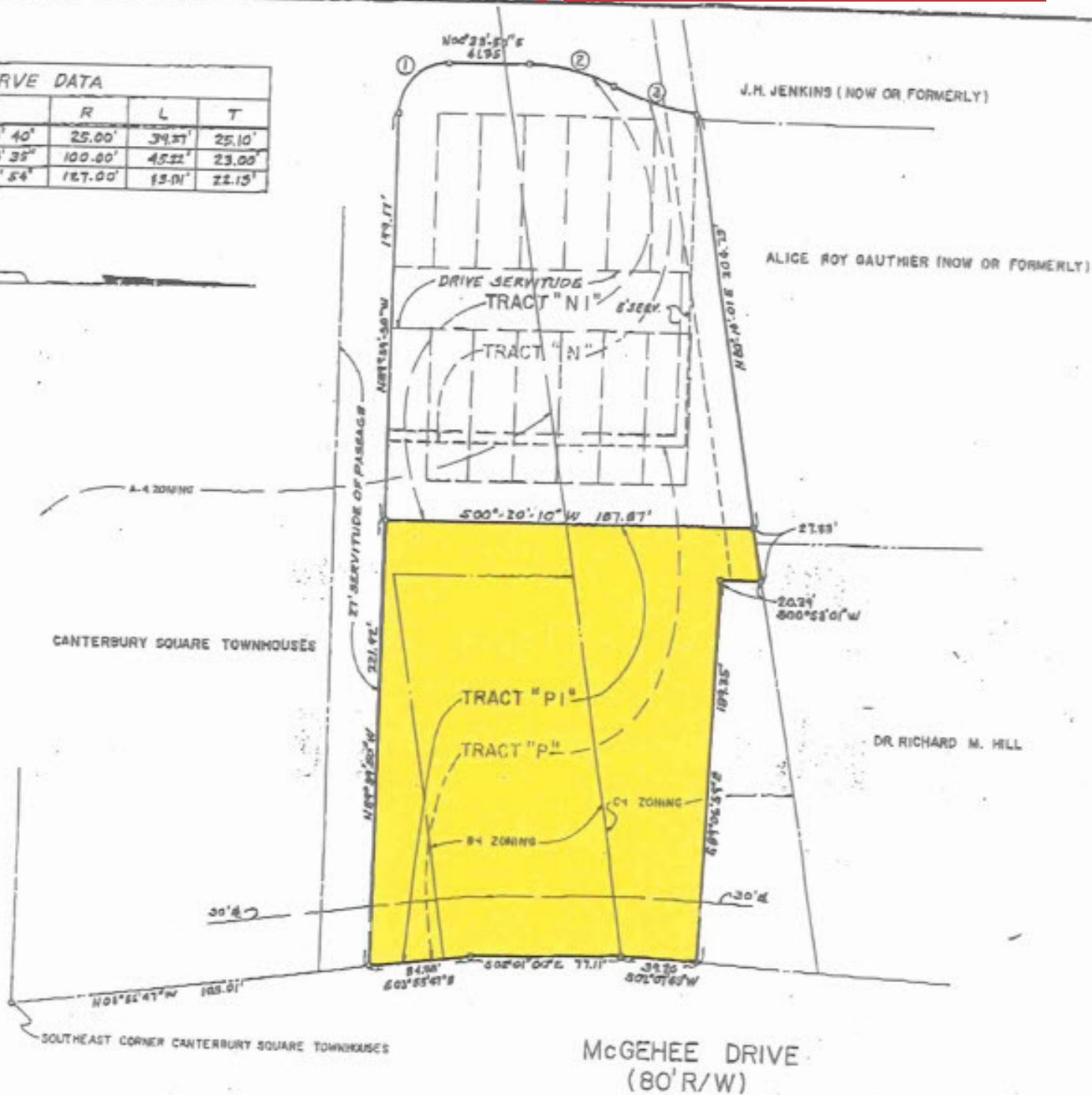


Location Maps



1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

CURVE DATA				
NO.	Δ	R	L	T
1	90° 13' 40"	25.00'	34.37'	25.10'
2	25° 54' 35"	100.00'	45.22'	23.00'
3	14° 46' 54"	127.00'	13.01'	22.15'



NOTE:
THIS RESUBDIVISION DERIVES FROM AN
EXCHANGE BETWEEN PARTIES AND
RESULTS IN NO NEW LOTS CREATED.

ZONING: AS SHOWN
WATER: BATON ROUGE WATER WORKS
SEWER: CONNECTION TO EXISTING SYSTEM
LOCATED INSIDE C.S.D.

MAP SHOWING THE RESUBDIVISION
OF
TRACTS "N" & "P" INTO TRACTS "N1" & "P1" FROM LOTS 21 THRU 31 &
COMMON AREA AND LOT "X-1-A" OF THE DR. RICHARD M. HILL, M.D. PROP.
LOCATED IN SEC. 65, T7S, R1E, G.L.D., EAST BATON ROUGE PARISH, LA..
FOR

DR. RICHARD M. HILL M.D.
40 20 0 40 80 120
SCALE IN FEET

04/18/2013 THU 15:21 [JOB NO. 8831] 002

Sketch of Office Building:

