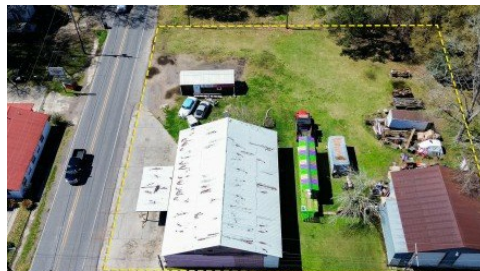


**302 W W. Canal Street**  
Church Point, LA 70525

**DISTRICT SOUTH**  
REAL ESTATE CO.

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**MLS# 2020023236**



**\$390,000**

Commercial Lot Opportunity - Prime Location in Church Point! Unlock the full potential of this .70-acre commercial lot ideally located along Highway 35 in Church Point. Offering approximately 146 feet of frontage with excellent visibility and accessibility, this property is positioned for maximum exposure. Currently, two freestanding commercial buildings occupy the site, generating \$1,000 per month in rental income, plus an additional \$2,000 annually from a seasonal fireworks lease. While the existing structures are considered in marginal condition, the true value lies in the land, presenting an outstanding opportunity for redevelopment. The property is zoned commercial and located in Flood Zone X, meaning no flood insurance is required. With approximately 30,492 square feet of land, it is well-suited for a new commercial project, retail development, office space, or an investment hold. Existing buildings can be demolished to maximize the site's full potential. Don't miss this rare chance to acquire a prime location in the growing Church Point area with steady interim income while you plan your future development!



**Amel Kates**

Phone: (337) 900-7653

District South Real Estate Co.

Office: (337) 534-0555

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