

**808 AND 810 RIVERSIDE DRIVE**

**WASHINGTON PARISH**

Franklinton, Louisiana 70438



**\$320,000**



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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Office: 601.898.2772

# Property Information

## Location:

- 808 and 810 Riverside Drive

## Coordinates:

- 30.8332, -90.1524

## Property Use:

- Zoned Commercial, one building is tenant occupied
- Investment Property
- Current use is Medical Office
- Larger building could be retail or medical building

# Property Highlights

- 0.17± Acre Lot
- Both buildings together total 3,365± sq. ft. per appraisal
- 808 Riverside Drive is 2100± sq. ft. of potential office or retail space
- 810 Riverside Drive is 1265± sq. ft. currently a medical office building
- Directly across Riverside Drive from Riverside Medical Center in Franklinton
- Current tenant has more time left of the lease and would like to extend lease with new owner



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# Commercial Property

Positioned next to Riverside Medical Center in the growing Franklinton area of Washington Parish, LA, this versatile commercial opportunity offers immediate income potential with long-term upside. Situated on approximately 0.17± acres, the property features two separate buildings on one parcel, making it ideal for investors or owner-occupants seeking additional rental income.

The first building is approximately 1,265± square feet and is currently leased, providing instant cash flow. The existing tenant has expressed interest in extending their lease with a new owner, offering stability and continuity from day one. The second building offers approximately 2,100± square feet and is currently vacant, presenting a flexible opportunity for retail, professional office, or medical use. Given its proximity to Riverside Medical Center and surrounding healthcare providers, the space is especially well-suited for medical office, clinic services, or complementary healthcare businesses, though it can easily accommodate a variety of commercial concepts. This property delivers a rare combination of immediate income and value-added potential in a high-visibility, high-demand location. Whether you're an investor seeking a partially stabilized asset or a business owner looking to occupy one building while benefiting from rental income from the other, this is the opportunity for you.



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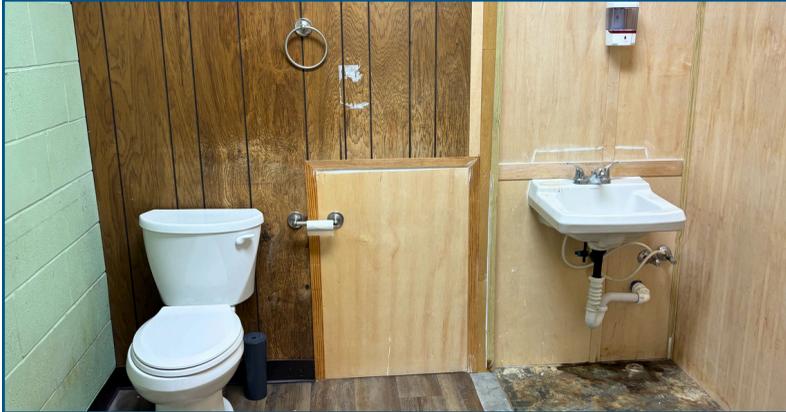
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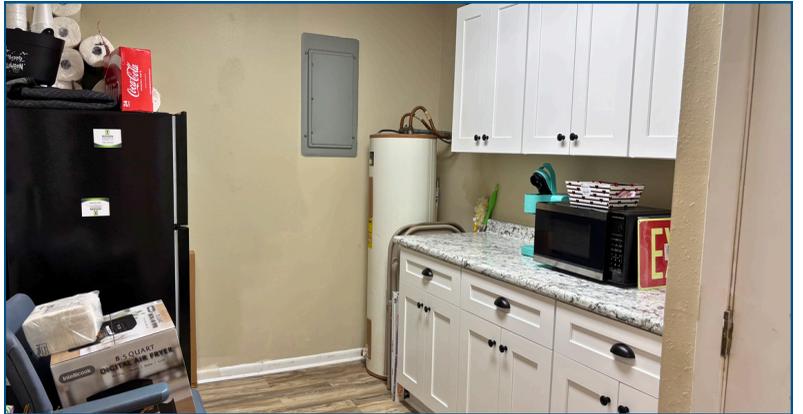
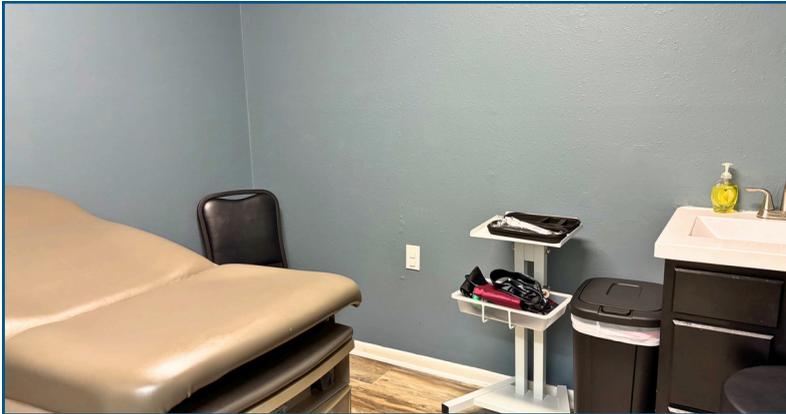
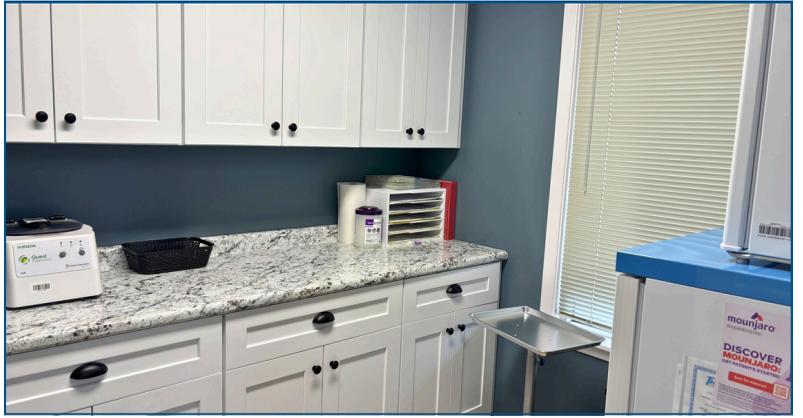
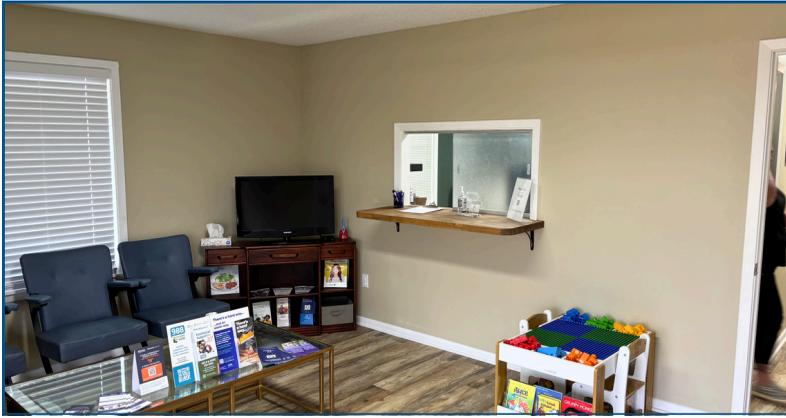
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# Aerial Map

[VIEW INTERACTIVE MAP](#)



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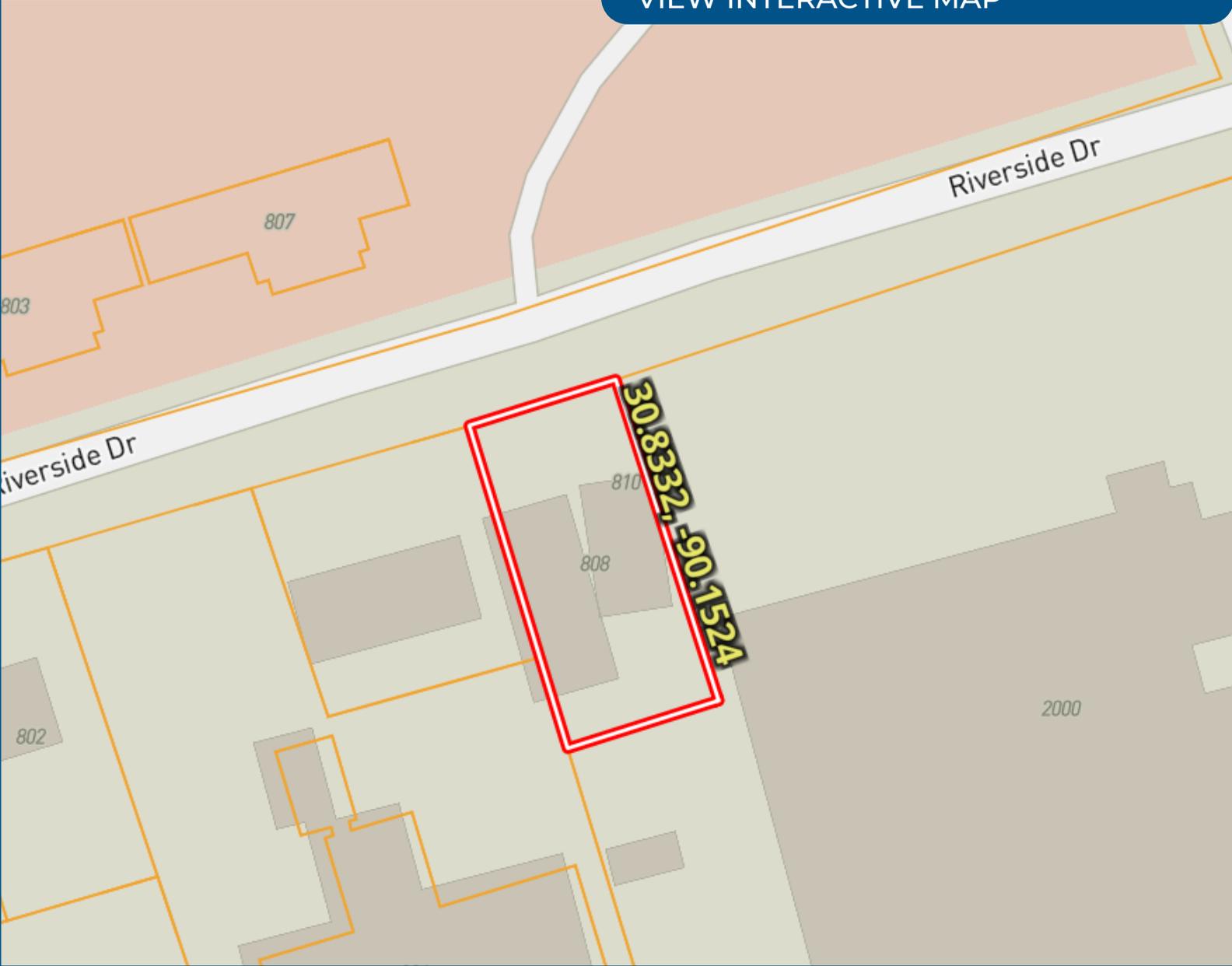
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# Ownership Map

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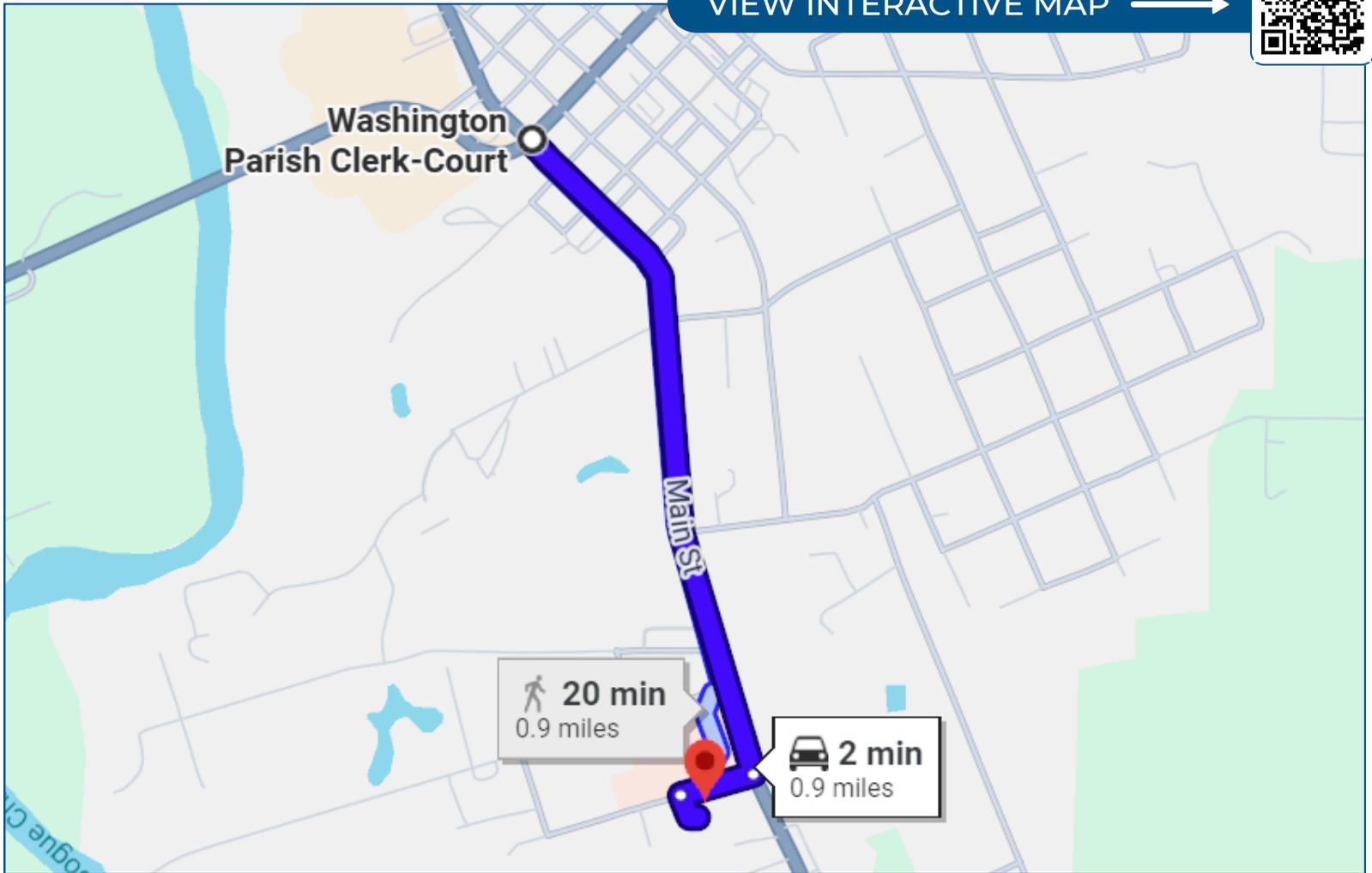
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# Directional Map

VIEW INTERACTIVE MAP 



From 908 Washington St, Franklinton, LA 70438: Head toward Pearl St 0.8 mi, turn right onto Riverside Drive, 463 ft, turn left, 194 ft, arrive at 808 Riverside Drive, Franklinton, LA 70438

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