

122 Highway 398
Labadieville, LA 70372



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MLS# 2024011020



\$485,000

8,000 Sqft

8,000 SF. Freestanding vacant building available for sale or lease. The building is in excellent condition and was originally constructed and occupied by Family Dollar since 2001. Great condition, with 16 eve height, (4) 5- ton and 3 phase air conditioning units. Pylon sign and ample parking. Great location located near corner with signal light, with high visibility and high traffic area. Situated on 1.06 - acre lot with 205 frontage. Easily accessible via Highway 398 in Labadieville, La. The building is ideally suited for redevelopment to numerous alternative uses due to size and high parking ratio. Construction, providing outstanding unobstructed interior layout for a multitude of retail/office uses. Can be purchased at significantly below replacement cost at an asking price of \$60.62 PSF. OWNER FINANCING AVAILABLE Alternatively, the Property is also available for lease for credit tenant. Two locations available. Please contact listing agent for additional information. Please allow 24 hrs. for scheduling of appts for viewing.



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