

122 Highway 398
Labadieville, LA 70372



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MLS# 2024011084



\$3,400

8,000 Sqft

8,000 SF. Free standing vacant building available for sale or NNN lease. The building was originally constructed and occupied by Family Dollar since 2001. Great condition, with 16 eve height, 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 and easily accessible via LA 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. Alternatively, the Property is also available for NNN 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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