

**245 Highway 3161**  
Cut Off, LA 70345



**LOGO** COMING  
SOON

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**MLS# 2024000457**



**\$150,000**

**2,138 Sqft**

If you're in the market for a commercial building in an excellent location off of Hwy 3161 with high traffic volume whether it's for retail, cosmetology/esthetician services, or office space, then look no further! Recently remodeled in 2019 with ceramic tile flooring and custom-built cabinetry, the main building (1325 sq ft) has an open floor plan concept with a restroom, kitchen area, 2 private rooms, and utility room. Roof was replaced in 2022. Located in the rear of the main building is an additional building (412 sq ft). You walk into a waiting area and have 2 private rooms and a full bathroom with laminate wood floors throughout. Parking lot is large enough to handle a high volume of vehicles. Additional tin storage shed also located in rear of property. Don't let this one pass you by! Schedule your showing today! Building was being used as a salon with spa services and some retail. All measurements must be verified by purchaser.



**Sarah Gisclair**

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For full listing details, please scan:

