

3977 Highway 1
Raceland, LA 70394

 **LOGO** COMING
SOON

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MLS# 2025005852



\$175,000

3 Bedrooms | 2 Bathrooms | 2,953 Sqft

Here's your chance to own 215 feet of Bayou Lafourche frontage! Fish in your own backyard, or admire the water views from the expansive back patios! This is a unique opportunity to own a historic landmark location along Highway 1 that can be commercial, residential or BOTH! This property perfectly combines the possibility for opening your own business while being able to enjoy comfortable living in the same location. Previously used as a residence and the "Bayouside Shoe Repair"-- the options are endless here! In the home there are 3 bedrooms and 2 spacious baths, updated kitchen with six-burner gas range, den/ sitting room, dining room, living room, office, and "store front" / work area. Outside you'll find ample room for rest, relaxation, seafood boils, fishing and more. There is a storage room and "back kitchen" just off the large covered patio and uncovered concrete patio await to fit all your needs. Additionally, there is a 976 sq ft storage/ work bay with a roll up door, and a large 1,365 sq ft shop. New metal and shingle roofs, updated electrical, washer & dryer to remain, and main kitchen appliances to remain. Schedule your showing at this property today!



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For full listing details, please scan:

