

1400 Main St
Patterson, LA 70392

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MLS# 2025006769



\$600,000

16,638 Sqft

Prime Waterfront Commercial Property in the Historical District of Patterson, LA. Don't miss this rare opportunity to own a versatile waterfront property along the scenic Lower Atchafalaya River in the heart of Patterson's Historical District. This commercial offering includes a fully enclosed warehouse, a separate open-air-warehouse, and two office spaces that can be used as residential apartments or living quarters- each with covered parking. The property boasts direct water access with dock space, some of which is already leased, providing immediate income. A heavy-duty crane on the dock adds substantial value for industrial or marine operations, making this site ideal for a range of commercial uses. All measurements and flood zone classifications are to be verified by the buyer. Call your Favorite REALTOR to schedule your private showing.



Glen Elliott

ASSOCIATES OF PREFERRED REALTY

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