

**17260 Hwy 44**  
Prairieville, LA 70769



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**MLS# 2025007177**



**\$389,900**

**2,588 Sqft**

**\*\*ZONED: MU2 ~ RESIDENTIAL OR COMMERCIAL PROPERTY\*\*** ~ 17260 Highway 44, Prairieville, LA 70769 a unique and versatile property offering the best of both worlds in the heart of Prairieville! Sitting on 0.69 acres, this property is zoned for **\*\*mixed-use 2 commercial\*\***, **\*\*1,750 sqft living\*\*** - 3BR/2BTH - giving you the flexibility to live, work, or invest in one of Ascension Parish's most sought-after locations. Whether you're seeking a charming **\*\*residential home\*\*** or an ideal location for a **\*\*commercial office, retail shop, or professional space\*\***, this property fits the bill. With its **\*\*prime frontage along Highway 44 near HWY 42\*\***, you'll benefit from excellent visibility and accessibility while enjoying the peace of **\*\*Flood Zone X - no flood insurance is required\*\***. Highlights include: - 0.69 Acre Lot with Ample Parking Potential - Zoned Mixed-Use Commercial Residential or Business Flexibility - Great Visibility on High-Traffic Highway 44 - Flood Zone X No Flood Insurance Required - Conveniently Located Near Schools, Shops, and Major Highways Perfect for entrepreneurs, investors, or anyone looking for a hybrid space with room to grow. Don't miss this rare opportunity to own flexible-use real estate in Prairieville! Also.... **\*\*\*\*>>>ADJOINING 6.8 ACRES, zoned MU2, also for sale -MLS#2024018147<<<\*\*\*\***. Contact us today to



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For full listing details, please scan:

