

900 Canal Blvd
Thibodaux, LA 70301

 **LOGO** COMING
SOON

Powered by homes.theadvocate.com

MLS# 2025007606



\$435,000

4,374 Sqft

You can't beat this spot right on the corner of Canal Boulevard with high traffic and great visibility, just steps from the post office! This 4,374 sq ft building is full of possibilities. It's divided into three suites, previously home to a dentist (Suite 1) and an ophthalmologist (Suites 2 and 3). Inside, you'll find: Two reception and waiting areas Five exam rooms Three restrooms Several spacious offices, meeting rooms, and break areas The layout makes it easy to rent out one, two, or all three suites each with its own private entrance! Perfect for investors or business owners looking to occupy part and lease out the rest. Extras you'll love: Plenty of paved parking A handy storage building A Generac generator installed in 2015 for peace of mind The building has been well taken care of, with key updates including: New shingle roof (2021 after Hurricane Ida) Rhino Shield protective coating on the back roof (2012) Energy-efficient windows by Window World (2012) Longstanding Terminix termite contract since 2008 Whether you're expanding your business, starting something new, or building your investment portfolio, this property checks all the boxes!



Jared Gros
Phone: (985) 859-8592
Canal & Main Realty

For full listing details, please scan:

