

**8240 Highway 308**  
Lockport, LA 70374



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**MLS# 2025011748**



**\$295,000**

**4,037 Sqft**

This versatile commercial property on Bayou Lafourche in Lockport presents a rare opportunity for business owners or investors seeking a flexible and well-equipped facility. The climate-controlled building offers a combination of office, retail, shop, warehouse, and storage space, making it ideal for a wide range of commercial operations. The property features new metal siding, enhancing durability and curb appeal. It is powered by 3-phase electricity, previously used to run multiple CNC machines perfect for businesses with substantial electrical demands. A camper hookup with a 50-amp breaker adds convenience for contractors, staff, or potential live-work setups. Additionally, the sale includes an extra lot to the north of the main building, providing room for expansion, additional parking, or outdoor storage. Situated along the scenic banks of Bayou Lafourche, this property offers a unique blend of location, infrastructure, and versatility making it a standout option in the Lockport market.



**Lester Martin Jr.**

Phone: (504) 554-0110

**KELLER WILLIAMS REALTY BAYOU P**

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