

144 Uranus
Bayou Vista, LA 70380

 **LOGO** COMING
SOON

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MLS# 2025012871



\$105,000

1,200 Sqft

Commercial Building with Mobile Home Lot! This versatile 1200 square foot commercial building is strategically situated on a 75x150 foot lot, offering a well-balanced layout for business operations and additional rental income. The building is thoughtfully divided into three distinct areas: 400 sq. ft. Indoor Work Space: A functional and open area ideal for various commercial activities, such as a showroom, retail space, or collaborative work environment. This space is well-lit and adaptable to suit a range of business needs. 200 sq. ft. Office Space: A dedicated office area, perfect for administrative tasks, client meetings, or a private workspace. This compact yet efficient space is designed for productivity and professionalism. 600 sq. ft. Shop Area: A spacious shop area tailored for hands-on work, storage, or light industrial use. This section is ideal for businesses requiring ample room for equipment, inventory, or specialized operations. The building features durable construction with modern utilities, ensuring operational efficiency. Ample parking and easy access enhance its commercial appeal, making it suitable for small businesses, startups, or service-based industries. Additional Income Opportunity: Included on the lot is a mobile home lot, currently generating a steady rental income of \$200 per month. This added revenue stream enhances the



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For full listing details, please scan:

