

405 West 3rd Street
Thibodaux, LA 70301



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MLS# 2025013770



\$1,575,000

9,293 Sqft

Own a landmark in the heart of Thibodaux! The Caillouet Land Building blends rich Louisiana history with modern elegance, offering a rare opportunity to purchase one of the region's most iconic and beautifully restored commercial properties. It is 9,293 SF of beautifully renovated office/retail space. Originally built in 1900 it was meticulously restored in 2016. It is on the National Register of Historic Places (since 1986) and is a prime location in Thibodaux's vibrant Historic District. The building has high visibility with frontage on W. 3rd Street plus tons of convenience. Located in the core of Thibodaux's walkable downtown, the property is steps away from restaurants, banks, civic buildings, and cultural institutions. This area is experiencing a resurgence driven by small business growth, tourism, and downtown revitalization efforts. The building features many upgraded systems including electrical, HVAC, lighting, roof, and interiors. There are private offices, conference rooms, reception area, and open workspaces. The original interior architectural features preserved are hardwood floors, exposed brick, and wood beam accents. It is ideal for office, boutique retail, gallery, or professional services. There is also the potential to subdivide for multi-tenant investment use. Whether you're looking for a high-profile owner-occupant headquarters



Hank Babin

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