

**528 Canal Blvd**  
Thibodaux, LA 70301

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SOON

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**MLS# 2025014420**



**\$460,000**

**2,178 Sqft**

Situated in a mixed residential and commercial zone, this property offers great potential for anyone looking to use the space as a law office, title office, or any similar business! Originally built in the late 1800s, this charming, raised cottage was thoughtfully remodeled with a focus on preserving its character and intricate details! It was also proudly recognized with the Lafourche Heritage Society Preservation Award for its exceptional restoration. This adorable home can be turned into 4 offices with 2.5 baths, 1,951 sq ft, and located in historical downtown Thibodaux. As you walk inside, you will fall in love with the peaceful white walls, the shiplap accent wall, 11 ft ceilings, original repurposed hardwood floors, and custom millwork and trim. Central A/C and heat were installed in 2010, and both the electrical and plumbing were updated as well. Exterior renovations include updated balcony, Azek porch floors, hardie siding, Azek trim, and millwork windows. The fenced-in backyard can be turned into a parking lot for a business. No Carpet! No HOA! No flood insurance required! This beautiful space is ready for its new owners so call to schedule your private showing today!



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For full listing details, please scan:

