

3750 Highway 1
Raceland, LA 70364

 **LOGO** COMING
SOON

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MLS# 2025019744



\$285,000

2,291 Sqft

Ideal for a professional office, medical practice, or retail business, this 2,291 sq. ft. freestanding building offers exceptional visibility and accessibility. Featuring a brick exterior with a durable metal roof, the property presents a polished, low-maintenance appearance. Previously used as a doctor's office and originally constructed as a bank, the building offers a flexible layout to accommodate a variety of professional uses. A drive-through canopy with a steel standing seam roof (additional square footage not included in the main building area) adds further functionality. Located on a corner lot at Wilson Street and Highway 1, the property benefits from high traffic counts and excellent frontage along Highway 1 ensuring strong exposure and easy customer access. 2,291 sq. ft. building (brick exterior, metal roof) Drive-through canopy with 4 lanes 10 on-site parking spaces Corner lot with Highway 1 frontage High-visibility location with strong traffic flow Previously used as a doctor's office and bank Layout suitable for office, medical, or retail uses See attached floor plan for details



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