

103 Ridgefield Road
Thibodaux, LA 70301



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MLS# 2026001659



\$450,000

2,900 Sqft

103 Ridgefield Road - Freestanding +/- 2900 SF. Commercial Building situated on a +/- .53 Acre - Corner lot. Easily accessible via +/- 136' frontage on Ridgefield Road with side street access +/- 194' on Isabella Place. Zoned B-1 (Neighborhood Business). Located near St. Mary Hwy. (LA. Hwy. 1) and Nicholls Shopping Center. The current building layout consists of an ADA ramp front entrance, large reception/lobby area, five individual office spaces, Public ADA full restroom in lobby. Large Kitchen area with Break Room/2nd Restroom for Employees and an additional storage room. The building has a covered drive-thru with the side entrance for the reception/lobby area. The rear of the building has a side entrance access with two additional rooms, full restroom that can be used as additional office space and/or as an additional apartment rental space. There is currently paved parking on site with additional green space for additional parking lot expansion, if needed. The general area consists of a mix of retail and Professional Medical /Dental office. Possible use for professional office, daycare, Bed and Breakfast, Short term rental and Home Business. All measurements to be verified. Available for Lease \$4500 *Additional pictures will be added.



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