

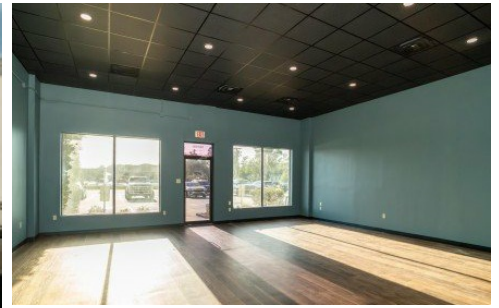
**18780 Hwy 22 Highway**  
Maurepas, LA 70449



**LOGO** COMING  
SOON

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**MLS# 2026006691**



**\$2,193**

**1,350 Sqft**

1350 Sq/ft renovated retail or office space in Plaza 22 commercial center. Shopping center stays occupied and serves the Amite River Diversion Canal river community. This space was recently renovated to accommodate a coffee shop but can be a variety of service providers. Space has tall ceilings, a large quartz retail counter space, fresh paint, wood look vinyl flooring, pre-plumbed additional connections for sinks, extra electrical for coolers, storage room, and can event accommodate a drive through in the rear. Front showroom is open but divider walls can be added if needed for additional office space. The Diversion Canal area is constantly growing and could use several service providers such as a mini DMV/notary, financial adviser, insurance agent, etc... Plaza 22 see approx. 8600 vehicles per day since Hwy 22 bridge over the Diversion Canal connects commuters from Ascension and Livingston Parishes. Plaza 22 is where you can get a haircut, a manicure, a daiquiri, rent a storage space for your boat or RV or dine in at the popular Diversions Pizza.



**Tom Bhramayana**

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