

4744 Hwy 1
Raceland, LA 70394



LOGO COMING
SOON

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MLS# 2026007649



\$299,900

2,211 Sqft

LOCATION! LOCATION! LOCATION! If visibility matters for your business, this one checks that box. Prime Visibility. Endless Potential. Unbeatable Location. If your business depends on being seen, this property delivers in a big way. Positioned directly on highly traveled Hwy 1 in Raceland, this location puts you in the center of it all - just minutes from major anchors like Walmart Supercenter, Central Lafourche High School, St. Anne General Hospital, Tractor Supply Co., Sonic Drive-In, and Holiday Inn Express & Suites. This is the kind of exposure businesses pay for. Step inside and you'll find a layout built for flexibility and growth. The welcoming front space is ideal for a lobby or reception area, while the full kitchen adds functionality that's hard to find in commercial properties. A large open room provides the perfect setting for a conference area, collaborative workspace, or multiple desks. In addition, there are three private offices, an extra flex space, and two bathrooms - giving you the versatility to tailor the space to your exact needs. Out back, the property continues to impress. A large concrete slab opens the door for expansion, storage, or outdoor operations. Partial fencing adds practicality, while a stunning mature live oak tree creates a shaded, inviting environment - a rare and valuable feature. Whether you're launching a new venture,



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For full listing details, please scan:

