

2993 Hwy 78
Livonia, LA 70755



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MLS# 2026008887



\$285,000

2,356 Sqft

Step into timeless charm and endless opportunity with this unique commercial office property full of character and functionality. Situated on a spacious double lot just off busy LA Hwy 190, this prime location offers excellent accessibility while maintaining a professional and welcoming setting for clients and staff alike. Inside, you'll find 6 private offices, a comfortable lobby/reception area, a dedicated conference room perfect for meetings and presentations, a storage room for added convenience, and a full kitchen complete with an electric stove and sink. Two bathrooms provide added comfort and practicality for daily business operations. What truly sets this property apart is its stunning old cypress walls, bringing warmth, craftsmanship, and historic character that create a one-of-a-kind professional atmosphere you won't find in modern construction. With ample outdoor space, excellent visibility, and a versatile layout ideal for professional offices, medical use, boutique business space, or investment potential, this property offers both charm and functionality in a highly desirable location. Most furniture to remain. A rare opportunity to own a distinctive commercial space with classic Louisiana character and exceptional potential!



Gary Hollier

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Hollier Real Estate

For full listing details, please scan:

