

632 North Canal Boulevard
Thibodaux, LA 70301



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MLS# 2026009880



\$10,000

4,700 Sqft

Exceptional restaurant opportunity located on highly visible North Canal Boulevard in Thibodaux, Louisiana. This approximately 4,700 square foot restaurant space offers excellent visibility, convenient access, and ample on-site parking in one of the area's busiest commercial corridors. The property is currently operating as a restaurant and features existing restaurant infrastructure, making it an excellent opportunity for a new owner, franchise operator, or expanding business. The leasehold interest is available for assignment, subject to landlord approval. Existing furniture, fixtures, and equipment may be available with the transaction. The site offers strong traffic exposure, established commercial surroundings, and a turnkey opportunity for a restaurant, seafood concept, casual dining establishment, or other approved commercial use. Contact listing agent for lease terms, monthly occupancy costs, equipment details, and transfer requirements. Approximately 53 months remain on the current lease term (expiring September 30, 2030). Opportunity available through sublease/lease assignment subject to landlord approval. Ownership may also consider a direct transaction.



Drake Eschete

Phone: (985) 226-7885

KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

