2704 Hwy 70
Pierre Part, LA 70339

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MLS# 2026012635

$295,000

4,322 Sqft

Exceptional Business Opportunity! This versatile, fully furnished commercial property is available for sale at $295, 000 or for lease at $3, 500 per month, offering endless possibilities for owner-occupants or investors alike. Ideally suited for a wide variety of businesses including automotive services, building and construction, business services, machinery, moving/storage, transportation, wholesale, distribution, or office space. The flexible floor plan features five private offices, with one office offering its own conference/meeting area. The spacious kitchen is equipped with a refrigerator, microwave, gas stove, stainless steel appliances, dining area, plus an additional office workspace and second conference/meeting area bringing the total to six office/work areas. Two welcoming lobby/reception areas provide excellent space for clients and customers, while two half bathrooms and a convenient service closet add functionality. The warehouse offers ample room for inventory, equipment, parts, storage, or distribution needs. Offered fully furnished for added convenience, this turnkey property is ready for your business to move right in. Lessee is responsible for all utilities. Whether you re expanding an existing business or launching a new venture, this adaptable commercial space is ready to meet your needs. Schedule your private showing today!

Rae Broussard
Phone: (985) 438-5555

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