

134 W Mabel St
Gonzales, LA 70737



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MLS# 2026017412



\$432,000

3,800 Sqft

3,200 SF Acadian-Style Office Building | Gonzales, Louisiana Offered at \$432,000, this distinctive two-story, Acadian-style office building at 134 W Mabel Street, Gonzales, LA 70737 provides approximately 3,200 rentable square feet with an attractive combination of professional office functionality and traditional architectural character. Most recently utilized as a law office, the property features 11 private offices, three restrooms, a reception area with check-in window, and a functional two-story layout. Interior finishes include a combination of brick and wood flooring, while recent improvements include fresh paint and LED lighting throughout. The building's Acadian architecture is highlighted by a welcoming front porch and second-floor balcony, complemented by a durable standing-seam metal roof. Situated on a corner lot, the property also offers substantial concrete parking with approximately 20 spaces. The property was previously operated as a residential treatment facility, and plumbing remains in place that may facilitate conversion to a similar configuration, subject to applicable zoning, licensing, permitting, and governmental approvals. 11 Private Offices 3 Restrooms LED Lighting Standing Seam Roof 20 Parking Spaces B-1 Zoning



David Vercher

Phone: (225) 405-3257

KW Commercial Baton Rouge

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