408 Jefferson Terrace Boulevard
New Iberia, LA 70560

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MLS# 2600008414

$400,000

3 Bathrooms | **2,511** Sqft

Exceptional opportunity to step into a turn-key dental office in a high-visibility, high-traffic location! Priced at appraised value and offered with furniture, equipment, and inventory included, this property provides an exciting opportunity for a dental professional looking to establish or expand a practice with much of the groundwork already in place. The thoughtfully designed floor plan features three exam rooms, a spacious waiting room with an adjoining children's playroom, and a large reception and patient file area. A primary office plus two additional offices provide flexibility for administrative use, storage, or potential conversion to additional exam rooms. The clinical areas also include a dedicated sterilization room and lab, while three bathrooms, a break room, and a separate staff entrance add convenience and functionality. With demand for dental services in the New Iberia area, this property offers an especially appealing opportunity for a provider looking to help serve the community's patient needs, including the potential to expand access for Medicare and Medicaid patients. While ideally equipped for continued use as a dental practice, the versatile layout also lends itself to other medical uses or could be transformed into a general professional office. With its prominent location, extensive furnishings and equipment, and flexible floor plan, this

Angela Scott
Phone: (337) 380-6530

McGee Scott

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