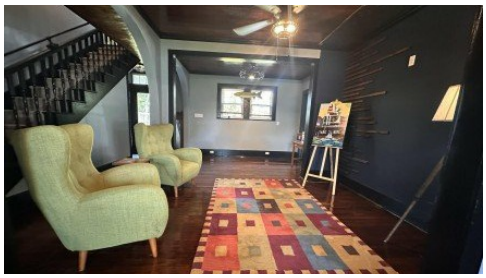
509 Saint Victor
Abbeville, LA 70510

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MLS# 2500003938







$339,999

Priced below recent appraisal! Endless possibilities in the heart of historic Abbeville! This versatile two-story Colonial property sits in an UNZONED area and features SEPARATE LIVING QUARTERS which would make THE PERFECT group home or sober living home! A caf , coffee house, boutique, office, or any small business venture would also make a great fit for this location. Just steps from the library and within walking distance of downtown, the location offers excellent visibility and foot traffic. The property has been completely renovated with updates including new windows, electrical, and plumbing throughout. The modern kitchen features granite countertops and new appliances (all included), making it ideal for a commercial kitchen setup or employee lounge. The flexible layout includes a downstairs suite with full bath, living area, guest bathroom and flex space--perfect for a customer-facing area, office, or retail space. Upstairs offers 2 private separate living spaces that feature three additional bedrooms, two full baths, with living/flex areas that could be used for private offices, meeting rooms, or storage. PERFECT LIVE WORK OPPORTUNITY! Outdoor amenities include a front porch for welcoming guests, a new concrete patio, and a storage shed! Whether you're seeking a space to house multiple people, a creative commercial space, or a



Tina Jones
Phone: (337) 962-3136

LPT Realty, LLC

For full listing details, please scan: