

107 Energy
Lafayette, LA 70508



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MLS# 2600003155



\$735,000

107 Energy Parkway presents a rare opportunity to acquire a fully leased neighborhood strip center in one of South Lafayette's most established and consistently sought-after commercial corridors. Positioned just off Kaliste Saloom Road near Pinhook Road in Lafayette, this approximately 5, 856 square foot commercial property sits in the center of a high-demand business district surrounded by professional offices, retail destinations, restaurants, and dense residential growth. Its location offers exceptional accessibility to some of Lafayette's most heavily traveled arteries, placing tenants in a corridor where visibility, convenience, and long-term commercial desirability converge. The building is currently configured as four suites and is fully occupied by two tenants. One suite (approximately 2, 900 sqft) is occupied by a professional office, while the remaining three suites are combined into a larger footprint for a long-standing entertainment business with an established local customer base. With strong frontage along Energy Parkway, ample on-site parking, and a proven tenant mix already in place, the property offers investors a stabilized commercial asset in a submarket where well-positioned retail and office properties remain in consistently strong demand. For investors seeking a professionally located, income-producing commercial property in one of



Joel Bacque
Phone: (337) 739-0425
Real Broker, LLC

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