

3410 Moss
Lafayette, LA 70507



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MLS# 2600001416



\$500,000

Ready to own a business and the real estate underneath it? This mixed-use property on Moss Street in Lafayette, LA 70507 gives you both -- a nail salon that is already up and running, plus the building and land it sits on. Maybe you have been searching for a smart way to build income, but starting a business from scratch feels risky. Maybe you want real estate that pays you back, not just a building that sits empty. This property was made to solve that problem. Out front sits a 1, 250 square foot salon, fully equipped with pedicure chairs, manicure stations, and a steady flow of walk-in clients. Behind it is a 1, 400 square foot home with 3 bedrooms and 2 baths -- great for rental income, or for an owner who wants to live close to work. The lot is nearly half an acre and zoned for CM-1 use, with room to park, grow, or expand. It sits in the growing North Lafayette corridor, where more shoppers and residents arrive every year. Serious buyers are welcome to request more details on daily operations and how the business is performing. Must sign a NDA and provide proof of funds. A working business, a home, and the land beneath them all in one place do not come along often. Waiting too long could mean watching this opportunity go to someone else. Picture opening your doors each morning to a business that is already earning. Picture rental income from the home



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