1054 Pointe Claire
St. Martinville, LA 70582

LOGO COMING SOON

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MLS# 2600008266







$260,000

3 Bedrooms | **2** Bathrooms | **1,320** Sqft

Welcome to 1054 Pointe Claire Road in St. Martinville! Situated on just under one acre, this unique property offers a 3-bedroom, 2-bath home along with two substantial additional structures, providing the next owner with an abundance of workspace, storage, and possibilities. The approximately 1, 320-square-foot home is ready for someone with a vision to customize it. The property needs some TLC and updating but offers a great opportunity for renovation and customization. A large wraparound deck provides plenty of outdoor space, with a portion of the rear deck currently unfinished and ready for future completion. Toward the rear of the property is an impressive 50' x 100' commercial building that a local company previously used as office and workspace. The building is equipped with central HVAC and features a versatile layout that includes two private offices, a large kitchen, two bathrooms, a breakroom, six storage rooms, and a designated gym area. The second floor offers additional square footage of open rooms and storage space. Covered exterior bays provide even more sheltered space for equipment, materials, vehicles, or additional storage. The property also includes a separate 18' x 40' shop with three additional rooms, providing even more space for storage, projects, hobbies, or workshop needs. With nearly an acre of land, a



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The Gleason Group

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