8531 U.s. 71
Pineville, LA 71360

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MLS# 2600002340







$315,000

IMPROVED PRICE !! Exceptional opportunity to own a 5, 600+ sq ft commercial shop featuring approximately 1, 800 heated sq ft of office space. Previously operated as a highly profitable tool and fabrication business for many years, this property is well-equipped for a seamless restart or new venture. The layout includes two private offices, a full kitchen, bathroom, and ample storage throughout. Situated directly on Hwy 71, the location offers excellent visibility and convenient access for deliveries and customer traffic. The property is being offered with extensive equipment, built-in lifts, furniture, and more. With an acceptable offer, the seller is willing to include additional items--making this a true turnkey opportunity for the next owner to step in and start generating income quickly. Ideally located with easy access to a 4-lane expressway connecting north, south, east, and west routes. I-49 and the Alexandria interchange are just a short drive away, enhancing regional accessibility.

Robert A. Burke
REALTOR® FOR LIFE

Robert Burke
Phone: (318) 787-8653

Keller Williams Realty Acadiana

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