**820 Main**
Franklin, LA 70538

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**MLS# 2600008949**








**$209,000**

Main Street location. Two separate spaces. A little extra land. And yes... you can take your boat to work. Welcome to 820 Main Street in Franklin! This versatile commercial property offers approximately 2, 000 square feet, divided into two separate 1, 000-square-foot office/retail spaces--giving you plenty of flexibility whether you're looking to operate your own business, lease one or both spaces, or add an investment property to your portfolio. Each storefront has its own electric meter and HVAC unit, along with its own restroom, making the two spaces easy to operate independently. The building is solid cinder-block construction, features an updated plumbing system, and has a new pitched metal roof. One side is currently home to a well-established hair salon with an existing tenant, while the other 1, 000-square-foot space is vacant and ready for its next chapter. Need a place for your business? Want rental income? Want to occupy one side and lease the other? There are options here. Much of the existing office furniture can also remain with the sale, making the vacant space that much easier to put to work. Out back, you'll find a gravel parking area and an included storage building, plus the property sits near Bayou Teche. So, yes, we're going to say it again: take your boat to work. And there's more--an additional lot with Main Street frontage is



**Allen Dugas**
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Compass

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