

321 St. John
Washington, LA 70589

 **LOGO** COMING
SOON

Powered by homes.theacadianaadvocate.com

MLS# 2600005139



\$225,000

Commercial Property with Small-Town Business Potential Discover an excellent commercial opportunity in the heart of historic Washington. Formerly operating as Washington Fresh Market (previously Ardoin's Grocery), this well-known property offers outstanding visibility and accessibility for a variety of business ventures. Strategically positioned on a prominent corner lot along Highway 103 (Grand Prairie Highway) and just one block from Highway 182, the property benefits from strong traffic exposure and a central location within the community. The building encompasses approximately 3,644 square feet of retail, food service, and storage space, providing flexibility for a grocery store, market, restaurant, specialty retail business, or other commercial use. Situated on approximately 0.44 acres, the property also features a stabilized limestone outdoor area adjacent to the building, offering ample room for customer parking, equipment storage, outdoor displays, or future expansion. Whether you're an entrepreneur looking to establish a new business, expand an existing operation, or invest in commercial real estate with income potential, this highly visible property presents a unique opportunity in a growing small-town market.



Lana Soileau
Phone: (337) 945-1324
Real Broker, LLC

For full listing details, please scan:

