

**3121 Cameron**  
Lafayette, LA 70506

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**MLS# 2600003424**



**\$218,000**

Positioned on a prime corner lot with convenient access to both I-10 and I-49 corridors, this unique commercial property offers exceptional visibility and endless potential for a growing business, startup, or expanding your current business needs. This is a rare opportunity to secure a highly adaptable property in a strategic location. The sizable warehouse boasts an overhead door, high ceilings, an open floor plan, bathroom, and ample storage, offering the flexibility to customize and expand according to your business needs. The back of the property is gated which provides security and substantial additional parking. The front of the property is ideally suited for office or retail use, featuring multiple parking spaces for clients and staff. Inside, you'll find a versatile layout that includes an open reception or office area, a beautifully renovated large kitchen, a secondary living or office space, one bedroom which could serve as a 3rd office space, and a full bathroom which would be perfect for a live/work setup or business environment. Previously operated as a successful Airbnb with two separate units, the property also includes a back studio complete with an office area, one bedroom, a full bathroom, laundry space, and an open kitchen with dining area, ideal for rental income, employee housing, or additional workspace. Schedule your private



**Jammie Parbhoo**  
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For full listing details, please scan:

