1007 Guy
St. Martinville, LA 70582

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MLS# 2600009817







$320,000

Professional office property situated on approximately 1.24 acres at the corner of LA Highway 31 and Guy Drive in St. Martinville. Formerly occupied by First South Farm Credit, the approximately 2, 965 SF building includes 2, 250 SF on the ground floor and a 715 SF partial second floor. The layout features three private offices, including two larger offices, plus a separate reception/business office area, kitchen/break area, restrooms, and file and storage rooms. The brick building features central HVAC, a covered front porch, concrete parking and walkways, monument signage, and mature live oak trees. Originally constructed in 1984, the building received a roof replacement in 2019. The property offers approximately 270 feet of frontage along LA Highway 31 and 200 feet along Guy Drive. An adjoining approximately 0.62-acre tract provides room for potential expansion, additional parking, or future development. An opportunity for an owner-occupant seeking an established office location with highway exposure and additional land.



Barton Broussard
Phone: (337) 380-9511

The Gleason Group

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