605 Rue Du Belier
Lafayette, LA 70506

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MLS# 2600009663







$349,000

Looking to expand your business in a high-traffic location or add an income-producing property to your investment portfolio? This versatile commercial property offers the best of both opportunities! Conveniently located at 605 Rue De Belier on nearly an acre, near shopping, medical facilities, and established neighborhoods, this recently updated office space features six private offices, two restrooms, a welcoming reception area, kitchen area, and additional storage. Recent improvements include a new water heater, new septic system and replacement of one HVAC unit in 2025, with the second HVAC unit approximately five years old. With parking lot improvements and landscaping already completed, much of the work has been done for you! Whether you're looking for a new home for your business or a tenant-occupied investment opportunity, this property is worth a look. For investors, the combination of existing rental income, Heavy Commercial zoning, and nearly an acre of land creates an opportunity with both immediate income potential and long-term flexibility. Don't overlook the opportunity to add a versatile commercial asset to your portfolio. Schedule your private showing today and explore what this property could bring to your investment strategy!



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