

418 Evangeline
Lafayette, LA 70501

 **LOGO** COMING
SOON

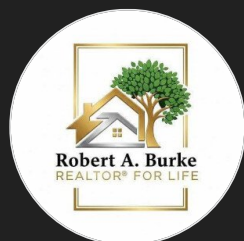
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MLS# 2500003383



\$495,000

Don't Miss This Incredible Business Opportunity! This expansive 4,000+ sq ft metal commercial building is set on a durable concrete slab foundation and offers unmatched potential for business owners, investors, or commercial developers. Built with iron beam construction and protected by a 2-hour firewall, the structure provides both strength and safety. It features four large roll-up doors, a private office and restroom, and two separate 220 Amp breaker panels with room for future electrical expansion. Positioned on a highly visible corner lot along the Evangeline Thruway, this property benefits from exceptional exposure DOTD reports between 68,000 to 95,000 vehicles passing daily. That kind of traffic volume makes this location ideal for any business looking to maximize visibility and access. Currently operating as a busy body and paint shop, the building can be sold with an acceptable offer to include a certified oversized paint booth system and commercial-grade air compressor, offering a seamless, turn-key setup. Additional features include a security system with exterior lighting, ample paved and rock parking in the front and along the side, and multiple access points for optimal flow and functionality. Schedule your private tour today and capitalize on this high-traffic, high-exposure commercial property perfectly positioned for



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