111 Sunbeam
Lafayette, LA 70506

Powered by **homes.theacadianaadvocate.com**

MLS# 2600006474







$160,000

Lease backed and guaranteed by a well-established regional religious organization with multiple locations, providing investors added security and stability. Versatile 2, 800 SF commercial building located just off Cameron Street with convenient access to I-10 and Ambassador Caffery Parkway. Currently operating as a place of worship, this well-maintained property offers exceptional flexibility for a variety of commercial uses. Its industrial-area location makes it an excellent candidate for office space, training facilities, showroom, light industrial, or conversion to a climate-controlled warehouse (subject to applicable zoning and approvals). The property is currently occupied by a long-term tenant who is willing to remain, presenting an attractive opportunity for investors seeking immediate rental income. With a functional floor plan, ample parking, and a strategic location near Lafayette's major transportation corridors, this property is well positioned for both owner-users and investment buyers. The property is currently occupied by a long-term tenant who has successfully operated at the location for several years and has approximately two years remaining on the current lease, providing an investor with the benefit of established tenancy and immediate rental income from day one.



William Raines
Phone: (337) 344-7173

HUNCO Real Estate

For full listing details, please scan: