

1327 Enterprise
Lake Charles, LA 70601

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MLS# 2600009083



\$220,000

Well-positioned commercial property along Enterprise Boulevard offering excellent flexibility for a variety of professional, medical, and service-oriented users. The property has previously supported medical-related use, making it especially well suited for a medical clinic, counseling or psychiatric practice, therapy office, pediatric or specialty healthcare provider, while also offering strong potential for a daycare, nursery, educational use, professional office, or similar operation. Located in Lake Charles with convenient access to the area's major transportation corridors, including I-10 and I-210, the property provides easy connectivity for employees, patients, clients, and customers traveling throughout the Lake Charles market and surrounding Southwest Louisiana communities. The property's Mixed Use (MU) zoning provides additional flexibility for a range of potential uses, subject to applicable municipal approvals. Public records identify the site as approximately 0.27 acres and have classified its use as office/medical-related property. Potential Uses Include: medical or specialty clinic, psychiatrist or counseling office, therapy practice, daycare or nursery, professional office, educational services, home healthcare, rehabilitation services, or other neighborhood-serving commercial uses. A versatile opportunity for an



William Raines
Phone: (337) 344-7173
HUNCO Real Estate

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