

201 Marcon
Lafayette, LA 70507

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MLS# 2600009135



\$420,000

Excellent income-producing commercial opportunity featuring two buildings located within the same parking lot--ideal for investors seeking stable, low-maintenance cash flow or owner-occupants looking for additional income. Both units are currently leased at \$1,700 per month each under triple net (NNN) leases, allowing tenants to cover property taxes, insurance, and maintenance--resulting in reduced expenses and stronger net returns. Unit A offers approximately 3,030 square feet, including 2,250 square feet of office space and 780 square feet of warehouse space. The office layout includes a main office, two front offices, and an additional private office in the rear. The warehouse is equipped with one overhead door, providing easy access for operations, storage, or light industrial use. Unit B consists of approximately 2,000 square feet with a flexible layout including 330 square feet of office space, 1,150 square feet of warehouse space, and 200 square feet of retail area. The unit features two front offices and an additional smaller office within the warehouse. The warehouse includes two overhead doors, making it ideal for businesses requiring increased access, workflow efficiency, or equipment storage. This property is well-suited for industrial, retail, mechanic shop, service-based businesses, or tech companies. The shared parking lot provides



Dustan Quebodeaux
Phone: (337) 704-1045
eXp Realty, LLC

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