1003 Jefferson
Lafayette, LA 70501

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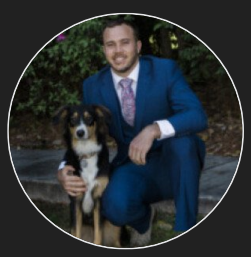
MLS# 2500001036





$10,000

Located in the heart of Downtown Lafayette, this former General Office Supply building is full of potential and ready for its next chapter. The two-story structure offers a total of over 7, 000 square feet of versatile space, making it an ideal canvas for a variety of uses whether you're dreaming of a retail concept, creative workspace, studio, or something entirely your own. On the first floor, you'll find 3, 597 square feet of street-facing space along Jefferson Street, plus a 1, 072-square-foot back room, a 533-square-foot storage area, and an 888-square-foot garage with rear access. Two very wide roll-up doors at the back of the building open onto Convent Street, making loading and deliveries a breeze. The building also includes an elevator for easy access to the second floor. Upstairs, there are three individual rooms measuring 1, 137, 603, and 217 square feet, along with a 248-square-foot mechanical room. The space is currently vacant and ready for tenant improvements, offering a rare opportunity to design and customize to your specific vision. A paved parking lot sits directly across Jefferson Street, and additional parking is available in a gravel lot just across Convent Street at the rear of the building. The location puts you within walking distance of everything downtown has to offer from restaurants and shops to art galleries and nightlife. If you've



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