

SALE / LEASE OPPORTUNITY

Madisonville Office

1503 LA-22 • Madisonville, LA

Office, cafe, coffee shop, daycare, retail, or mixed-use potential across from Lancaster Elementary.

LEASE RATE

\$3,000/Mo

Modified gross

SALE PRICE

\$525,000

AVAILABLE SF

2,227 SF

LOT SIZE

0.993 AC



OPPORTUNITY OVERVIEW

This Madisonville sale/lease opportunity includes a 2,227 SF existing building on approximately 0.993 acres along LA-22. The property has historically been leased residentially and is positioned for conversion to commercial use.

The layout includes 3 rooms, 2 bathrooms, and a kitchen, creating a flexible starting point for an office, cafe, coffee shop, daycare, retail, or mixed-use concept. New tenant to make improvements required to bring the property up to commercial standards with the Parish.

HIGHLIGHTS

- Sale or lease opportunity on LA-22 in Madisonville.
- 2,227 SF building on approximately 0.993 acres.
- HC1 zoning with office, retail, and mixed-use potential.
- Across from Lancaster Elementary.
- Modified gross lease structure.
- Existing 3-room, 2-bath layout with kitchen.
- Contact broker/agent for showings.
- Available as of 04/28/2026.



PROPERTY AERIAL



ZONING CONTEXT



PRICING & BUILDING FACTS

SALE PRICE

\$525,000

PRICE / SF

\$235.74/SF

LEASE RATE

\$3,000/Mo

Address	1503 LA-22, Madisonville, LA 70447	Listing Type	Sale/Lease
Property Type	Office / Land	Secondary Uses	Mixed Use, Office, Retail
Available SF	2,227 SF	Building Size	2,227 SF
Lot Size	0.993 AC	Zoning	HCI
Lease Type	Modified Gross	Building Class	C
Construction	Framed	Floors	1
Parcel APN	1040030708	Updated	04/28/2026

LEASE SPACE

Suite 1

RATE

\$3,000 / Month

SIZE

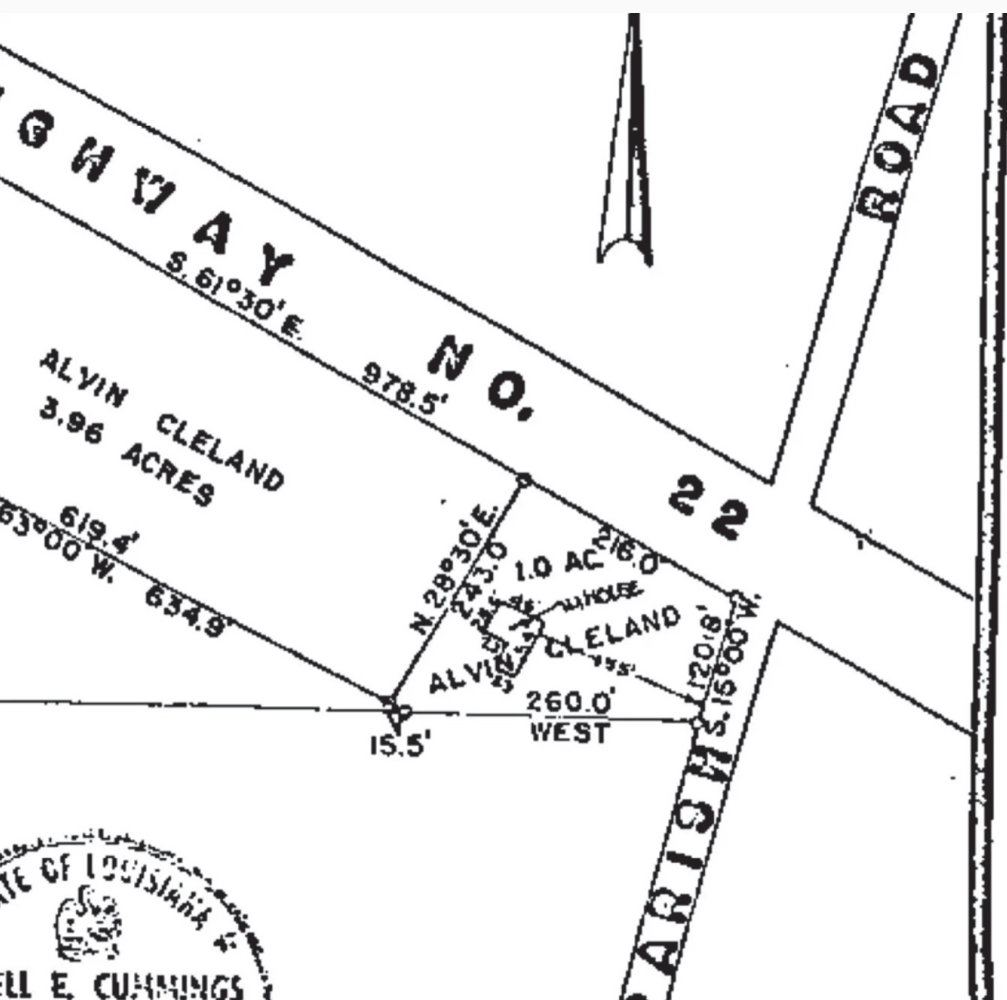
2,227 SF

STATUS

Available

AVAILABLE DATE

04/28/2026





OFFICE / MIXED USE · SALE / LEASE

Madisonville Office

2,227 SF existing building on 0.993 acres along LA-22 with office, retail, cafe, daycare, and mixed-use potential across from Lancaster Elementary.

LEASE RATE

\$3,000/Mo

SALE PRICE

\$525,000

ZONING

HC1



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