stirling

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MEDICAL OFFICE SUITE
AT OPELOUSAS GENERAL

1110 AC Terrance Blvd STE 2, Opelousas, LA 70570

FOR SALE OR LEASE

PROPERTY SUMMARY

This 3,250 SF medical office suite features five exam rooms, along with a reception area, waiting area, conference room, and three physician offices, including one with a private restroom. The layout is straightforward and functional, offering the essential components needed for day-to-day clinical operations.

Positioned directly adjacent to the Opelousas General main campus, this suite provides immediate proximity to one of the region's primary healthcare hubs. The building features private rear parking, separate staff and patient restrooms, and a move-in-ready condition ideal for medical practices seeking a turnkey location within an established clinical setting. Its combination of functionality, accessibility, and on-campus convenience makes it well-suited for solo practitioners, specialty groups, or expanding healthcare providers.



AVAILABILITY

- 0.87 Acres
- 3,250 SF (STE 2)

LEASE RATE

- $13 PSF (Gross Lease)

SALE PRICE

- $250,000



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,573	20,093	27,678
Avg. HH Income	$43,055	$55,409	$60,358
Households	2,045	7,641	10,551

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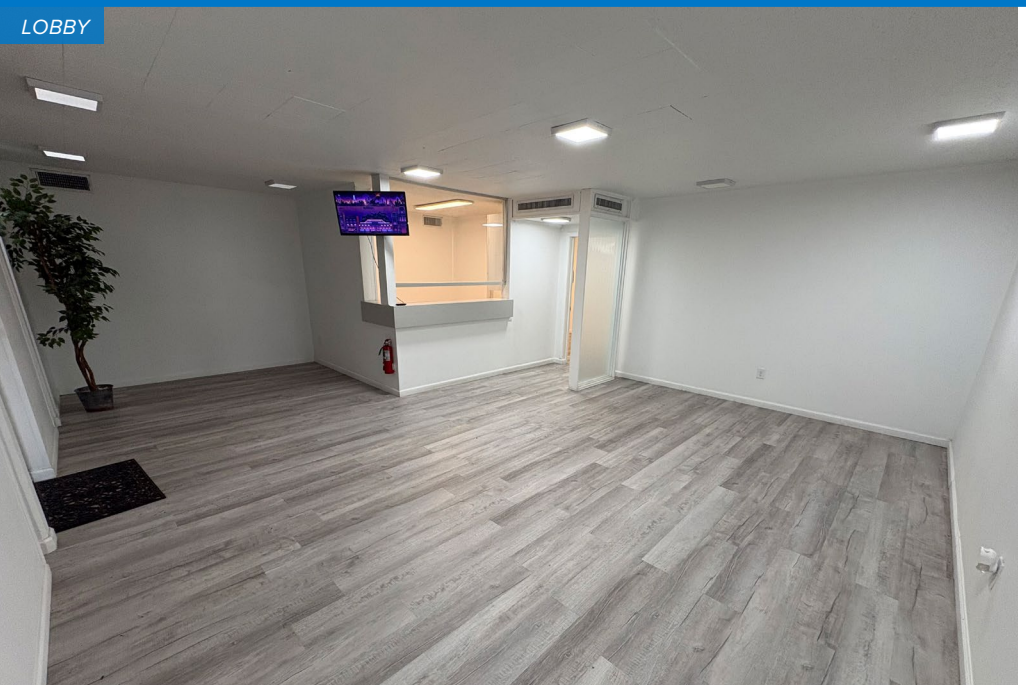
LOBBY

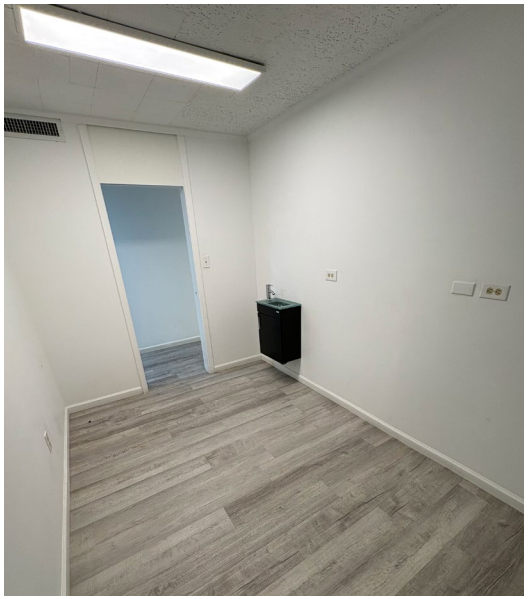


FRONT DESK



RESTROOM





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