

Offering Memorandum



**"A Historic Landmark Reimagined
for Modern Commercial Use"**



700 Saint Patrick St, Thibodaux, LA

700 Saint Patrick St.

Historic Commercial Property for Sale – A Rare Redevelopment Opportunity

Positioned in the heart of Thibodaux, this iconic two-story property, formerly the Crystal Ice & Cold Storage facility offers a unique blend of historic character and modern potential. With over ±9,000 square feet of flexible space, the building is primed for transformation into a destination-driven commercial concept.

The first floor provides an open, adaptable layout suitable for retail, restaurant, or entertainment use, while the second floor presents a blank canvas for office, residential, or mixed-use development. A flat rooftop with parapet walls introduces the opportunity for a rooftop venue, creating an elevated experience rarely found in the local market.

Properties of this scale, character, and redevelopment flexibility are rarely available within the Thibodaux market.

Address

700 Saint Patrick St, Thibodaux, LA 70301

List Price

\$698,000

Year Build

1934

Building Size

±9,000+ SF

Stories

2

Land

0.33 Acres

Condition

Partially Renovated / Redevelopment Ready

Occupancy

Vacant

Zoning

Commercial

700 SAINT PATRICK ST

Ideal Use Cases

- › Restaurant / Bar Concept
- › Rooftop Lounge or Event Venue
- › Wedding / Event Space
- › Creative Office or Coworking
- › Mixed-Use Redevelopment

Investment Highlights

Historic Landmark Identity

Former Crystal Ice & Cold Storage facility with strong local recognition

Flexible Two-Story Layout

Open first floor with second floor expansion potential

Rooftop Opportunity

Flat roof structure ideal for terrace or entertainment use

Redevelopment-Ready Condition

Allows customization without heavy structural rework

On-Site Parking Availability

Supports higher traffic and event-based use

High-Visibility Location

Positioned within an established Thibodaux corridor





Location Overview

Located in Thibodaux, Louisiana, this property benefits from strong local identity, steady population growth, and proximity to Nicholls State University. The area supports a mix of retail, dining, and community-driven activity, making it an ideal setting for a destination-oriented business.

Positioned within close reach of key Bayou Region corridors, the property offers accessibility while maintaining a unique, neighborhood-driven feel—ideal for concepts that rely on both local traffic and regional draw.

The proximity to Nicholls State University provides a built-in customer base, supporting sustained foot traffic and long-term demand.

DESTINATION

1. Downtown Thibodaux
2. Nicholls State University
3. Hwy 90
4. Houma
5. New Orleans
6. Lafayette
7. Baton Rouge.

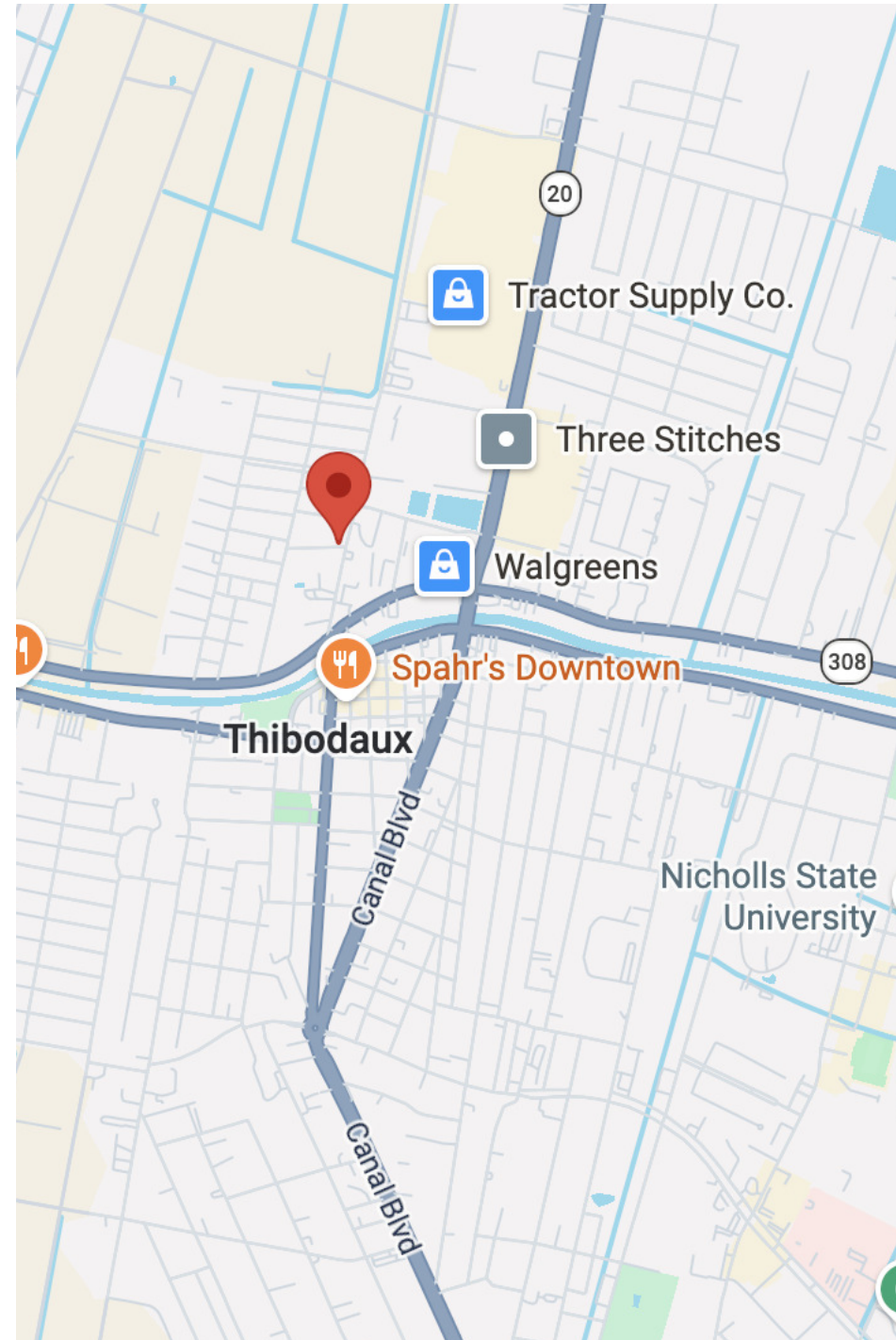
DISTANCE

- ~1-2 miles
- ~3-5 miles
- ~5 miles
- ~15 miles
- ~60 miles
- ~95 miles
- ~70 miles

TRAVEL TIME

- ~5 minutes
- ~7-10 minutes
- ~10-15 minutes
- ~20-25 minutes
- ~1 hour 15 min
- ~1 hour 40 min
- ~1 hour 15 min

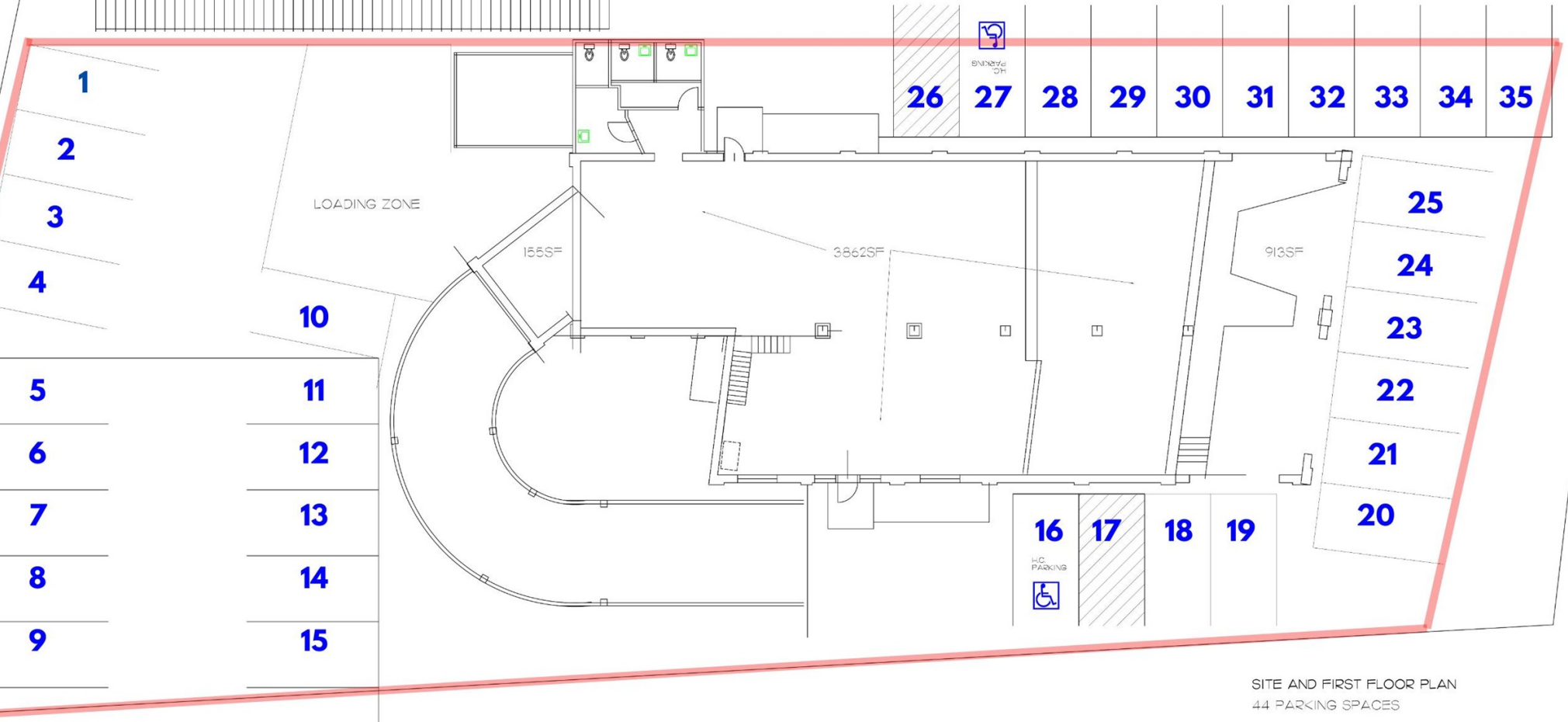
"Positioned to serve both local demand and destination-driven traffic within the Bayou Region."



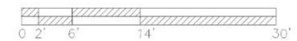


36 37 38 39 40 41 42 43 44 45 46 47 48 49

PROPOSED PARKING PLAN



SITE AND FIRST FLOOR PLAN
44 PARKING SPACES





Property Features & Layout



Boutique/Shopping



Fitness Center/Yoga Studio



Wedding/Entertainment Venue

The layout of the property supports a wide range of commercial concepts, offering an open and adaptable environment that allows operators to bring their vision to life. The first floor provides flexibility for customer-facing uses, while the second floor introduces additional square footage for expansion or income-producing opportunities.

The structure's design allows for seamless flow between spaces, making it well-suited for high-traffic environments such as restaurants, event venues, or mixed-use concepts. The building's scale and configuration enable users to create distinct experiences within a single footprint.

Operational Advantages

- Open layout supports high-traffic customer flow
- Second floor allows for expanded use or additional revenue streams
- Ideal for multi-experience concepts (dining, events, retail)
- Strong potential for indoor/outdoor integration
- Layout supports event-based and destination-driven business models
- Clear separation between public and private/operational spaces



700 SAINT PATRICK ST

Key Industry Drivers:

Retail | Dining | Hospitality | Events | University Influence

Commercial Market Overview

– Thibodaux, LA

- Growing demand for experiential and destination-based businesses
- Limited availability of large-format, character-driven commercial spaces in the immediate market.
- Strong local support for unique, community-focused concepts
- Increasing interest in mixed-use and adaptive reuse projects

“Character-driven commercial spaces with redevelopment potential remain limited within the Thibodaux market.”





700 SAINT PATRICK ST



Infrastructure

Property: 700 Saint Patrick St

Location: Thibodaux, Louisiana

The property features a solid structural foundation with key updates already completed, allowing new ownership to focus on customization and concept execution rather than major system overhauls. Improvements include updated electrical, plumbing, and HVAC components, along with a roof coating that enhances durability.

The building's construction and layout provide a strong base for redevelopment, while the existing infrastructure supports a wide range of commercial uses.

The site also offers on-site parking and accessibility, making it well-suited for higher-traffic operations such as dining, events, or entertainment-based concepts.

Infrastructure Highlights

- Updated electrical, plumbing, and HVAC systems
- Durable structural construction
- Roof improvements completed
- On-site parking availability
- Redevelopment-ready condition

Proudly Local. Always Professional.



700 Saint Patrick St

Thibodaux, LA 70301



Client Experience

Our approach is strategic: position properties effectively, market them with precision, and deliver results that maximize value.. Here's what clients have to say.

Shantelle did an excellent job for us. She always had our best interests in mind and was very patient with our very specific needs. Her recommendations for contractors and service providers was very helpful. The lender she recommended was very efficient and effective.

— **Frank B.**

Shantelle was a pleasure to work with. She was very professional and knows the business. We have worked with a lot of realtors - she was one of the best. Would definitely work with her again!

— **Margo O.**

Shantelle has always been a great help when called upon for advice in regards to real estate market. She managed a quick sale as promised on recent property.

— **Tommy F.**



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