THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

Own a Landmark in the Heart of Thibodaux!



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

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405 West 3rd St., Thibodaux, LA

Property Summary

Description

The Caillouet Land Building blends rich Louisiana history with modern elegance, offering a rare opportunity to purchase one of the region's most iconic and beautiful restored commercial properties!

Key Features

- Offices, conference rooms, reception, & open work area
- Originally built in 1890 and restored in 2016
- Prime location in Thibodaux's vibrant Historical District
- High visibility on W. 3rd Street & convenient walkability
- Upgraded systems: electrical, HVAC, lights, interior, roof
- Preserved features: hardwood floors/beams, exposed brick
- Ideal for professional office, boutique retail, or gallery
- Potential to subdivide for multi-tenant investment



OFFERING PRICE: **$ 995,000.00**

TOTAL BUILDING SF: **9,293 SF**

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1st Floor Lobby



As you enter the building, you are greeted by an open lobby area with Terrazzo floors, tons of natural light, an elevator, and a grand staircase to upper levels.



The building showcases thoughtful design and premium finishes that reflect both its heritage and high functionality.

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Conference & Meeting Areas



The Conference Room is a perfect mixture of original building features and modern amenities.



The 3rd Story is a large open conference and meeting area with original wood floors and an elevator.

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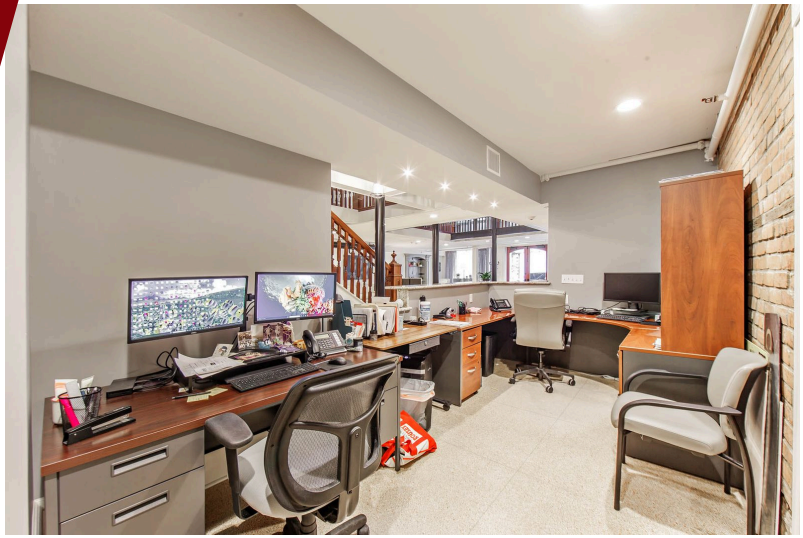
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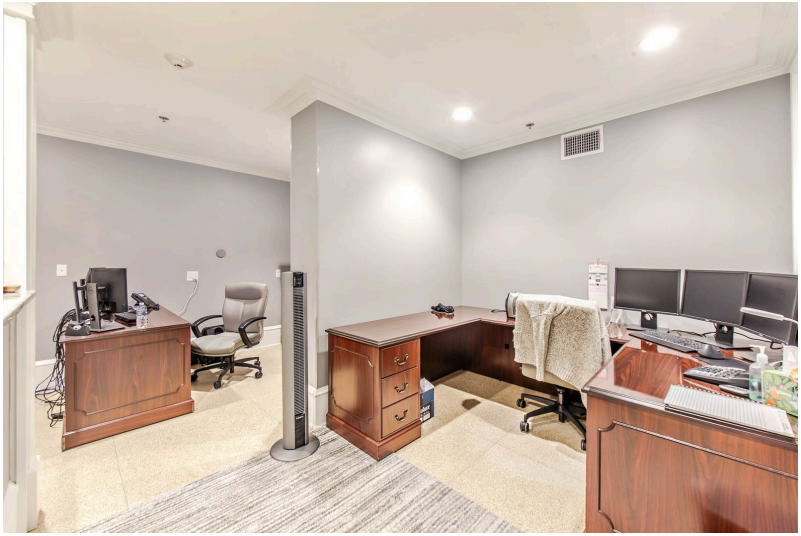
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Office Features



The 1st Floor office area has a reception and administrative desk area.



One of the rented office areas is large enough for an administrator and prinicpal.

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There are multiple office spaces throughout the first two floors plus glass enclosed, private office spaces for owner-user use or to be rented.

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Office Features



The 1st Floor office area has a large break room and kitchen for employees.



All bathrooms were renovated and feature ADA hardware.

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National Register of Historic Places

The Caillouet Land Building, formerly known as the Riviere Building, was a 2-story, brick, Italianate commercial structure with an elaborate pressed metal front. The 2nd story's numerous details include engaged composite columns on pedestals, copious brincade panels, square floral panels, a full entablature, and a central tablet surmounted by pediment. In 2015, Caillouet Land acquired this circa 1900 property possessing national significance in commemorating the history of the United States of America as one of the finest examples of the Mesker Brothers Iron Works. They saw the grandeur of the building's valuable historical appearance and committed the necessary resources to the property's preservation.



The grandest commercial buildings in Lafourche Parish feature the most elaborate Italianate styling. 405 W 3rd St. is one of only three false front Italianate commercial buildings in Lafourche which retain their architectural integrity. Of these 3, this is the only one with an ornamental pressed metal front.

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Downtown Thibodaux

Located in Thibodaux's walkable downtown, the property is steps away from restaurants, banks, the Lafourche Court House, Assessor's Office, other civic buildings, as well as cultural institutions. This area is experiencing a resurgence driven by small business growth, tourism, and downtown revitalization efforts.



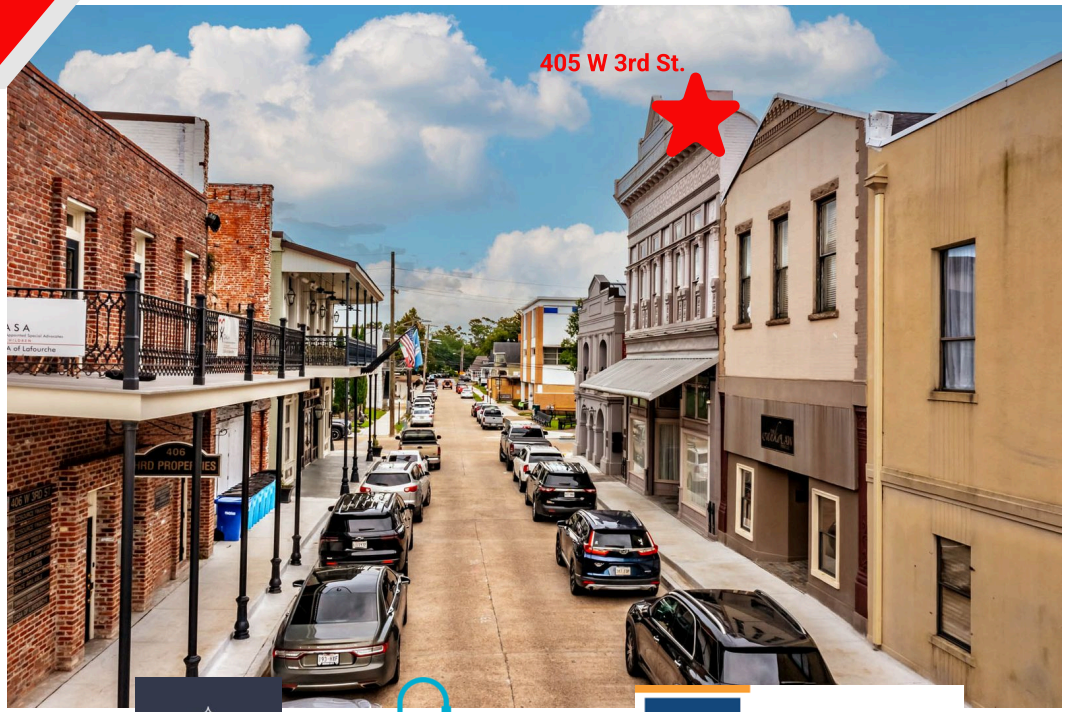
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Historic Downtown Thibodaux

Thibodaux Main Street, Inc. is a non-profit dedicated to the revitalization and promotion of Downtown Thibodaux with a vision that "Downtown Thibodaux is a vibrant hub of creativity, community, & commerce, where historic charm meets contemporary expression through public art, cultural celebrations, & unwavering support for local small businesses." There are a number of programs, tax incentives, and resources available as part of the Louisiana Main Street and Main Street America accreditation. For additional information, please visit the website for Thibodaux Main Street, Inc. at www.downtownthibodaux.org

THIBODAUX MAIN STREET, INC

MAIN STREET AMERICA 2024 Accredited

LOUISIANA MAIN STREET

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