



OFFICE BUILDING IN PRIME THIBODAUX LOCATION

801 ST. MARY STREET, THIBODAUX, LA



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Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. Also subject to errors, omissions, changes in terms and conditions, prior sale, lease, or withdrawal, without notice. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.





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EXECUTIVE SUMMARY

801 St. Mary Street presents an exceptional owner-user opportunity in the heart of Thibodaux, Louisiana. Situated on a highly visible corner at St. Mary Street (LA Highway 1) and Hickory Street, this approximately 2,720-square-foot commercial building was originally constructed as a bank branch and is currently operating as a notary office. The property benefits from excellent access, ample parking, prominent signage opportunities, and a flexible layout suitable for a variety of professional and service-oriented businesses.

Price: \$ 335,000.00
Property Type: Professional Office
Zoning: C1 - Commercial
Site Size: 0.423 Acres
Flood Zone: Zone X



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PROPERTY HIGHLIGHTS

- ±2,720 SF Former Bank Building
- Prime Corner Location on LA Highway 1
- Two Existing Safes Included
- Operational Pneumatic Drive-Thru System
- Additional Second-Floor Storage Area
- Ample On-Site Parking
- Covered Main Entrance and Drive-Thru Canopy
- Flexible Professional Office Opportunity
- C-1 Commercial Zoning
- Appointment Only Showings with 24-Hour Notice Required



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The building retains several unique features rarely found in today's market, including two safes, a fully operational pneumatic drive-thru system, covered customer access, and additional second-floor storage space not included in the reported square footage.

Well suited for financial institutions, title companies, insurance agencies, legal offices, medical users, governmental agencies, and other professional office users, the property offers a combination of functionality, visibility, and adaptability in one of Thibodaux's established commercial corridors.



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