



201 JEFFERSON ST. LAFAYETTE, LA 70501

DOWNTOWN INVESTMENT OPPORTUNITY

Sale Price: \$2,200,000

11,739 SQ FT
ZONED CM-1



Located in the heart of Lafayette's vibrant downtown, 201 Jefferson Street is a 11,739 sq ft mixed-use building, offering a rare investment opportunity with built-in income and upside potential.

The first floor includes a 4,006 SF restaurant space leased to the well established tenant, Jim Deggys, and a 2,241 SF venue space with a 2,020 SF mezzanine. The second floor offers a 3,834 SF of newly renovated space for lease - ideal for office, retail, or creative use.

Situated on a prominent corner with excellent visibility and walkability, the property is surrounded by restaurants, shops, and entertainment, offering both immediate value and long-term potential in one of Lafayette's most active commercial corridors.

For more information, or to schedule a showing, reach out to Jeff Landry or Rex Moroux!

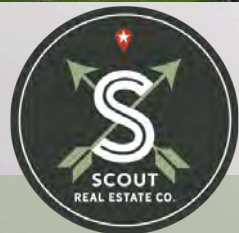


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