

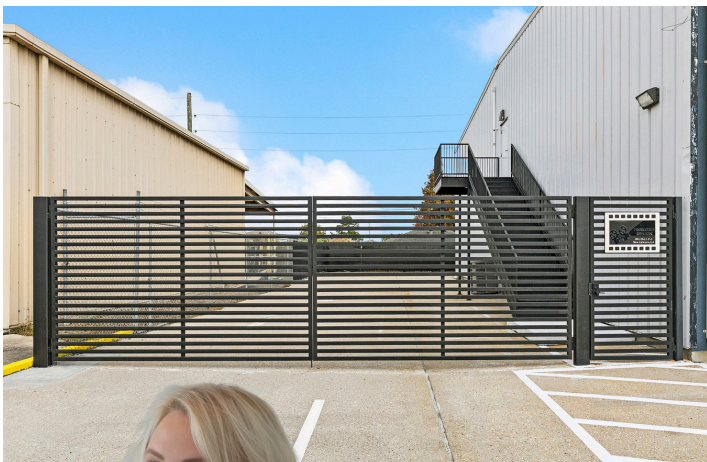
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PICOLO RAMOS TEAM

8411 PARC PL (COMMERCIAL)



5 Units | 115x150 | 14,420 SQFT



ABOUT THIS PROPERTY:

Prime commercial opportunity offering up to 5 income streams in the heart of South Louisiana's production corridor—directly across from Ranch Film Studios. This two-story, gated property delivers exceptional visibility and flexible multi-use potential for owner-occupants or investors. The 1st floor is a wide-open, adaptable space ideal for warehouse, office, storage, or training use. The fully finished upstairs is move-in ready, featuring tall ceilings, low-impact flooring, a large open area, office space, an enclosed mirrored studio, and two flex rooms. Perfect for entertainment and production studio, day care, etc. Surrounded by major retailers and high-traffic routes, this property offers strong visibility, versatility, and long-term revenue potential. The property has 49 tons of total cooling capacity, strategically divided to match the needs of each functional space.

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