

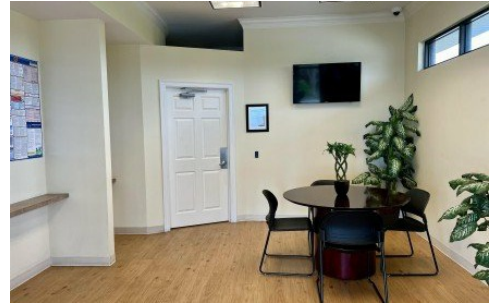
# 132 Valhi Lagoon Crossing

Houma, LA 70360

LOGO COMING SOON

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**MLS# 2024005435**



**\$895,000**

**5,487 Sqft**

~5,500 SF OFFICE BUILDING CENTRALLY LOCATED IN HOUMA OFF OF HWY 311! This 15-year old office building at 132 Valhi Lagoon Crossing features 13 offices and a conference room housed within 5,487 SF. It is centrally located just off of LA Highway 311 (in between St. Charles Ave. and Hollywood Road) just a short driving distance from numerous neighborhoods, parks, schools, light industrial subdivisions, and the major retail/restaurant corridor of Martin Luther King Blvd. The brick building has 11 offices plus 2 additional large executive offices, a conference room, break area, waiting room, receptionist area, 3 half-bathrooms, and an IT server room. The exterior has a drive-thru drop off area, a new roof after Ida, a 100 KW generator, key fob access doors, and 33 parking spaces. The lot is surveyed at 1.26 Acres and is zoned C2 General Commercial. A flood map is attached to the listing and shows the entire property being in Flood Zone X an area of minimal flooding. If additional land is required, our office has additional lots (zoned C3) listed directly across the street from another Seller. This building is available immediately and ready for your clients! Agent Notes: The building is on Bayou Board MLS Lockbox which is hanging from the last door on the side of the building. A fob is inside used to open doors when held against the fob pad near door.



**Hank Babin**

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**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

