

**1202 St Charles St**  
Houma, LA 70360

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**MLS# 2024011461**



**\$704,000**

**6,458 Sqft**

Office with small shop area centrally located on St. Charles St. in the heart of Houma. 6,458 Total SF with 5,634 SF being office space and 824 SF being warehouse/shop. The front section of the building features 6 offices, conference room, training room, waiting room, reception area, kitchen, IT room, and two 1/2 baths. The rear section of the building is converted shop area with 2 large offices and 3 regular offices. There are two large bathroom areas and two separate shower rooms. There is a 824 SF shop area with overhead door access from the rear of the building. There is an additional overhead door that allows loading into an open area within the office space. Lease for \$9,600.00 month + NNN. The building sits on approximately a 1/2 acre which is zoned C2-General Commercial. There are 15+ paved parking spaces on the front and side of the building. All utilities are available to the site, including Parish sewer. The entire tract lies in Flood Zone X.



**Hank Babin**

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**KELLER WILLIAMS REALTY BAYOU P**

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