

**609 Legion Avenue**  
Houma, LA 70364



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**MLS# 2023016743**



**\$125,000**

**3 Bedrooms | 2 Bathrooms | 1,913 Sqft**

PRE-APPROVAL LETTER BEFORE ANY APPOINTMENTS ARE MADE - HAVE YOUR AGENT SEND A COPY TO THE SELLERS AGENT FOR APPROVAL..... PRESENT DAY HAS BEEN THE WISHING WELL GIFT SHOP. IN PROCESS OF DESOLVING BUSINESS TO RETIRE. BUSINESS STILL OPEN - IN PROCESS OF STORE SALE AND MOVING SOME THINGS. CAN BE OUT OF BUILDING IN A REASONABLE AMOUNT OF TIME IF SELLER GETS A CONTRACT. CALL YOUR FAVORITE AGENT TO SET UP AN APPOINTMENT FOR YOU. THE LISTING AGENT OR THE SELLER TO BE PRESENT. MULTI-USE ZONING. BUILDING WAS A RESIDENCE AT ONE TIME IN THE PAST AND IS BEING SOLD RESIDENTIAL. HOWEVER, THE ZONING IS ALSO A C-2 WHICH IS LIGHT COMMERCIAL. DRIVE BY AND SEE HOW LARGE the LOT IS- THE LOT LINE GOES TO THE CORNER OF LEGION AND RUTH ST. ROOM FOR EXTRA OFF-STREET PARKING on the side for 6 or possibly more vehicles, depending on size of vehicles. There is a two-car covered parking carport attached to the building. ACROSS FROM THE FIRE STATION ON LEGION AVE. Check with TPPZ for permits for intended use. IN NEED OF SOME REPAIRS/RENOVATIONS/UPDATING BUT COULD SURE BE A GREAT LITTLE DOWNTOWN COTTAGE WHEN COMPLETE!) Ask your agent for a copy of the Property



**Linda Faulk**

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Re/Max Good Earth Realty

For full listing details, please scan:

