

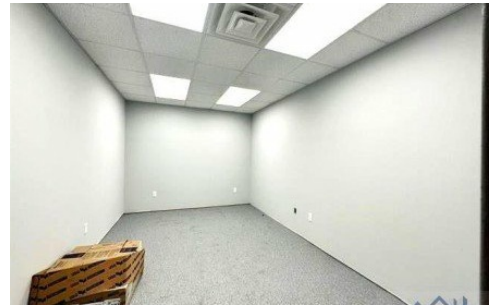
2160 Grand Caillou Road
Houma, LA 70363



LOGO COMING
SOON

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MLS# 2024017157



\$749,000

25,725 Sqft

ALL MEASUREMENTS ARE APPROXIMATE AND TO BE VERIFIED BY A CERTIFIED APPRAISER. FEATURES 2, 225 SF OFFICE SPACE AND 23, 500 SF WAREHOUSE SPACE. THIS BUILDING IS LOCATED ON THE CORNER OF GRAND CAILLOU ROAD AND DICKSON ROAD WITH 366' OF HIGHWAY FRONTAGE, DOCK HEIGHT TRUCK BAY, MULTIPLE OVERHEAD DOORS FOR INGRESS/EGRESS, STORAGE AND EAVE HEIGHTS UP TO 20 FEET. UPDATED WORK COMPLETED AFTER HURRICANE IDA: NEW ELECTRICAL MIDDLE BAY DOOR REPLACED AND SOME ROOF REPAIR. ENTIRE OFFICE SPACE WAS GUTTED AND REDONE (NEW DRY WALL AND NEW DUCT WORK) THE A/C WAS REPLACED A FEW YEARS PRIOR TO HURRICANE IDA. NEW BAY CLOSET TO DICKSON ROAD AND THE ENTIRE SIDE WAS REHEATED. THIS PROPERTY IS ALSO FOR LEASE AND IS LISTED SEPARATED IN THE MLS.



Debbie Chauvin
Phone: (985) 804-1957
Real Estate Express

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