

761 West Tunnel Boulevard
Houma, LA 70360



LOGO COMING
SOON

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MLS# 2024018659



\$995,000

10,120 Sqft

the building is for sale or lease. 3 upstairs offices available are 1800 sqft, 1272 sqft, 1680 sq ft downstairs is leased 5000 sqft. The subject property is an approximately 10,120, two-story, multi-tenant office building, of which 9,812 is considered gross leasable area. The building is improved with four units; one on the ground floor and three on the second floor. The ground floor unit is approximately 5,060 square feet and currently operates as a dentist office. The unit is configured into two wings connected by a waiting room. The first wing consists of three (3) half bathrooms, five (5) operating rooms, one (1) sterilization room, and one (1) laboratory. The finishes include hardwood, tile, and laminate flooring, and drop tile ceilings. The second wing is configured into a breakroom, several offices, an x-ray room, and four (4) half-bathrooms. The upstairs consists of three units varying in size from 1,272 square feet to 1,800 square feet. Each office space is configured with a breakroom, open work area, one (1) bathroom, and several independent offices. In addition, in the upstairs offices there is an elevator. The improvements also include paved off-street parking for approximately 30 vehicles. It is important to note, following Hurricane Ida in August of 2021, the property received significant roof and cosmetic damage. Taking the



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DONNES REAL ESTATE, INC

For full listing details, please scan:

