

**715 Federal Avenue**  
Morgan City, LA 70380

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**MLS# 165368**



**\$425,000**

**9,090 Sqft**

Price Improvement! Nostalgic Commercial/Residential Buildings Originally a florist shop with a functional greenhouse, this property has great potential to be utilized for many different purposes. As you walk through the front door of the main building there are several large rooms with built in shelving, countertops, and cabinetry. As you turn to the left, there is a small treat off the front of the main building. Tucked to the front is a smaller room surrounded by open windows with custom shutters that can be utilized as a display area for public viewing. As you move to the rear of the building, a smaller kitchen area and large workshop complete the work areas. When looking at the main building, the left side of the building is already leased to a local restaurateur who has been in operation for many years at this location. To the right of the building, you can see the original greenhouse area with an outdoor green area. All of the original shelving and mechanics are still located in the greenhouse area. When you walk out of the greenhouse, you will find a large enclosed storage area. Attached to the storage area is a 1,122 square foot house that can be accessed by the driveway area on the side of the property, by the outdoor path that meanders through the buildings, or by the public roadway behind the property. The property has parking spots on the street



**Glen Elliott**

**ASSOCIATES OF PREFERRED REALTY**

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