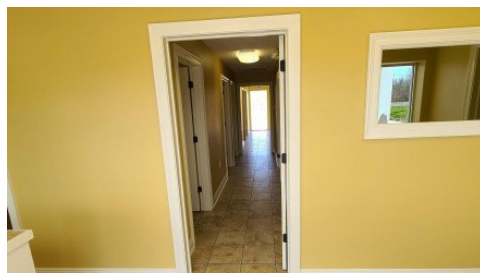


**360 Highway 3161**  
Cut Off, LA 70345

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**MLS# 2025001706**



**\$250,000**

**1,500 Sqft**

This 1,500 sq. ft. stand-alone office offers a strategic location along the Cote Blanche Connection, a well-trafficked corridor with direct access to Highway 3235, the main route between Port Fourchon and Highway 90/Future I-49. Previously used as an insurance office, the metal building is well-suited for a variety of professional or commercial uses. Situated on two tax parcels totaling 0.657 acres, the property includes an additional lot, providing ample space for expansion or future development. The existing lot features a raised gravel wraparound parking lot and driveway, ensuring easy access and convenience. Inside, the office space includes multiple offices, a bathroom, and a small kitchen, offering a functional layout for business operations. Located within the South Lafourche Hurricane Protection Levee, this property combines visibility, accessibility, and growth potential an excellent opportunity for businesses looking to establish or expand in the area.



**Clint Galliano**

**KELLER WILLIAMS REALTY BAYOU P**

For full listing details, please scan:

