

**166 Corporate Drive**  
Houma, LA 70360



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**MLS# 2025008292**



**\$4,350,000**

**10,853 Sqft**

This ambulatory healthcare building is the former Breast Cancer Center. The subject improvements consist of 10,853 SF of high quality medical office building with treatment rooms, exam rooms, and an operating room. The building has a covered drop off/pick up area that leads to a large check-in and waiting area (with 2 bathrooms). Behind the Receptionist Desk is a business/insurance center with plenty of built-ins plus an Administrator's Office. The Mammography Suite has its own waiting area, a total of four (4) treatment/exam rooms, plus a dressing room, and a separate bathroom. The Surgical Suite has a Pre-Op and Recovery Room with Nurse's Station, spaces for 5 patients, and another bathroom. There is a locked medicine room, sterile corridor, operating room, and then an area for surgical instruments and supplies. In addition to this, there is a hallway with separate men's and women's dressing rooms (with private half baths), shower, anesthesia workroom, and laundry room. The Back Hallway has two (2) Doctor's offices, four (4) exam rooms, nurse's station, break room, two (2) more bathrooms, supply rooms, and custom lockers for the staff. Constructed in 2008, the building is a one-story, steel frame structure. The roof is a 2 ply membrane covering steel beams and bar joists. All of the construction is non-combustible. The building is also



**Hank Babin**

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