

1905 Bayou Dularge Rd
Theriot, LA 70397

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MLS# 2025012053



\$550,000

3,607 Sqft

Investment opportunity located on the corner of Falgout Canal Road and Bayou Dularge Road, with bayou frontage on Bayou Dularge. This sale includes the building and the adjacent Bayouside on Bayou Dularge property. Positioned in a high-traffic area with great visibility, the building has never flooded and is located within the Morganza Levee System, offering peace of mind and long-term potential for various business or development uses.



RE GRP Staff

The Realty Group of South Loui

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