

**1118 Grand Caillou**  
Houma, LA 70363



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SOON

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**MLS# 2026002967**



**\$399,000**

**6,000 Sqft**

Investor's Dream Opportunity Multi-Use Property with Proven Income Stream! recent price drop! Unlock the potential of this unique commercial/residential investment property featuring two residential homes, an industrial building with a long-term tenant of 14 years, and a ready-to-develop cement pad equipped with sewer, electricity, and water hookups perfect for adding an additional unit or structure. Strategically designed for cash flow and growth, this property offers: Two separate homes ideal for rental income or owner-occupancy. An industrial/commercial space currently leased by a reliable tenant with deep roots in the location. A utility-ready pad site, giving you room to expand your investment portfolio. With multiple income streams already in place and room to grow, this is a rare chance to step into a high-yield opportunity from day one. Whether you're looking to expand your portfolio or break into real estate investing, this property checks all the boxes. Schedule a showing today and discover why this property is a smart, strategic move for any investor. INDUSTRIAL BUILDING IS ABOUT 3600 SQ FT. FRONT HOUSE IS APPROX 1000 SQ FT. MOBILE HOME IN REAR IS 1820 SQ FT..



**Morgan Davis**  
Phone: (972) 757-8587  
Canal & Main Realty

For full listing details, please scan:

