

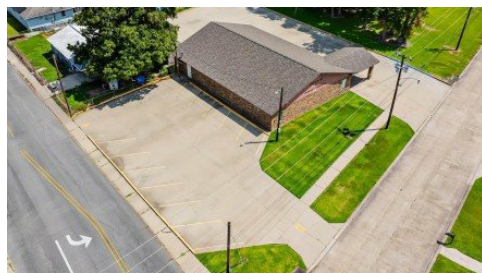
807 Fig St
Morgan City, LA 70380



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MLS# 2026012786



\$179,900

3,500 Sqft

Well-maintained, approximately 3,500 SF brick commercial building currently operating as a house of worship, offering an excellent opportunity for an owner-occupant, nonprofit organization, educational institution, or investor. The functional layout features a welcoming foyer, spacious auditorium with an elevated stage, men's and women's restrooms, a rear flex/multi-purpose room, and multiple storage areas. The property is situated on a generously sized site with a large paved parking lot and includes a detached storage building for additional storage or operational needs. Major capital improvements include a new roof (2020), one HVAC system replaced in 2023, second HVAC system installed in 2005, and water heater replaced in 2015. Subject to zoning and municipal approval, the property offers potential for continued religious use, community or event center, daycare, educational or training facility, professional or medical offices, counseling or wellness center, nonprofit headquarters, or other institutional uses. With durable brick construction, ample parking, and a flexible floor plan, this move-in-ready property offers exceptional versatility and long-term value.



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