

205 Second St
Morgan City, LA 70380

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MLS# 2026015499



\$250,000

~Commercial Opportunity Near the Morgan City Waterfront~ Offering approximately 1.16 acres across nine parcels being sold together, this commercially zoned property at 205 Second Street presents a unique opportunity near the Morgan City waterfront. The property features approximately **4,688 square feet of warehouse space and 780 square feet of office space**, along with open land that provides additional flexibility for a variety of commercial needs. The existing improvements are in need of renovation, giving a new owner the opportunity to evaluate and adapt the property to suit their operation. A notable feature is road frontage on three sides of the property, providing multiple points of accessibility and added convenience for businesses requiring room for vehicles, trailers or equipment. The property offers potential for storage, equipment or material yard space, contractor operations, marine-related businesses, or other commercial uses, subject to applicable regulations and permitting. Located near Morgan City's waterfront in an area featuring a mix of commercial, industrial and residential properties, this offering provides acreage, commercial zoning and accessibility in one location. All nine parcels are being offered together as one sale. Property is being sold in its current condition. Buyer to verify zoning, permitted uses, acreage,



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