

509 Roderick St
Morgan City, LA 70380

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MLS# 2026016320



\$150,000

2 Bedrooms | 1 Bathroom | 1,210 Sqft

Versatile Mixed-Use Property with Endless Possibilities! Located on a corner lot in Morgan City, this 1,210 sq. ft. property offers a unique opportunity for commercial, residential, or a combination of uses. Zoned commercial/residential and historically utilized as commercial space, the property's flexible floor plan lends itself to a variety of possibilities. The building features two distinct areas with a centrally located kitchen providing natural separation between the spaces. One side, previously utilized as a beauty/barber shop, offers an open workspace, additional room and half bath. The opposite side features a living/reception area, two additional rooms and a full bath. Multiple exterior entrances add to the versatility and provide potential for separate business operations, shared professional space, or a live/work arrangement. Situated on a 62.5' x 50' corner lot in Flood Zone X, the property offers great visibility and convenient access. Whether you're searching for office space, a salon, professional services location, investment opportunity, or a property that can accommodate both business and residential needs, 509 Roderick offers plenty of possibilities under one roof. Buyers to verify measurements, zoning, permitted uses and flood zone.



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Anslum Real Estate, LLC

For full listing details, please scan:

