

**77340 Landry St**  
Maringouin, LA 70757



**LOGO** COMING  
SOON

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**MLS# 2026012942**



**\$165,000**

**1,800 Sqft**

Incredible Commercial Opportunity in Maringouin! High-visibility property featuring an 1,800-square-foot open-concept building situated on a spacious, cleared 0.40-acre lot. Located directly on Landry Drive (LA Hwy 77) with excellent highway frontage, this site offers prime exposure, easy I-10 corridor access, and convenient proximity to the local U.S. Post Office. Boasting flexible, open-span square footage and unrestrictive rural municipal surroundings, this building is a blank canvas perfect for a retail storefront, professional office, workshop, storage hub, or specialty commercial operation. Features city/parish water, sewer, and gas connections, with electricity serviced by Pointe Coupee Electric. Property is sold "As-Is" with a waiver of redhibition. This listing represents Lot 4 only, being severed from a larger parent parcel. Buyer to verify all intended land usage, permits, and zoning guidelines with the Iberville Parish Planning & Zoning. Don't miss out on this versatile commercial asset schedule your tour today!



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For full listing details, please scan:

