THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

5,487 SF Office Building For Sale



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Property Summary

Description

Built in 2008, this 5,487 SF modern office building is move-in ready and waiting for your business! Located just off Hwy 311 in the heart of Houma, it is conveniently located to all residences and amenities!

Key Features

- 11 Offices plus another 2 Executive Offices
- Conference Room for private meetings
- Kitchenette and an additional Break Area
- Lobby and Receptionist Office w/restricted access
- Covered Entryway and 100 KW Generator
- Secure Entry with Key Fob Access, Alarm, Cameras



OFFERING PRICE: **$ 895,000.00**

LAND SIZE: **1.26 Acres**

TOTAL BUILDING SF: **5,487 SF**

(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Aerial View



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Office Features



Executive Office 1 features custom cabinets and is large enough for a small conference table & screen.



Executive Office #2 also has plenty of room for a small conference table, tv monitor, and retractable screen.

(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA







There are 11 Offices (plus the 2 Executive Offices), Conference Room, Lobby/Reception Area, 3 Bathrooms, and Server Room.

(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Office Features



There is a kitchenette area in the rear of the building with custom cabinets.



There is a break area with additional storage space just off of the kitchenette area.

(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Office Features



The exterior features 33 paved parking spaces, a 100 KW generator, plus a covered drop off area for the lobby.



There is a lobby with a reception window that features secured access to the office area & conference room.

(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

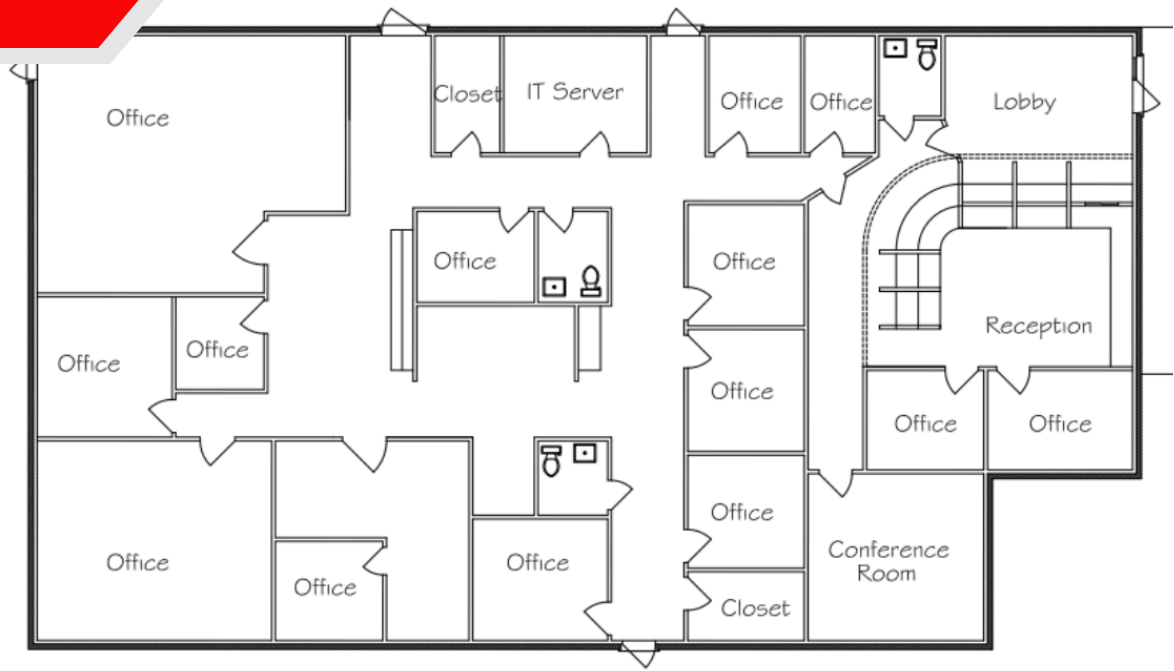
Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.

THE LOGAN BABIN COMMERCIAL GROUP of KW COMMERCIAL SOUTH

132 Valhi Lagoon Crossing, Houma, LA

Floor Plan



(985) 872-4598 www.loganbabin.com
400 Lafayette St., Houma, LA 70360

Agent: Logan "Hank" Babin, III Cell: (985) 804-9991 E-mail: Hank@loganbabin.com

Broker of Record: Bayou Partners Investments, LLC DBA KW Commercial South. Licensed by the Louisiana Real Estate Commission. All information contained herein is deemed reliable, but not guaranteed. It is presented as is, without warranty of any kind. References to square footage, dimensions, and /or age are approximate. Any buyer must verify all information and bears the risks for any inaccuracies. ©The Logan Babin Commercial Group of KW Commercial South. Each office is independently owned and operated.