

**OFFICE BUILDING W/ 100 PARKING SPACES - 28,626 SF (2 Story)**

**800 David Drive Morgan City, LA 70380**

**FOR SALE | \$1,950,000**

[www.mceneryco.com](http://www.mceneryco.com)



## THE McENERY COMPANY

Commercial Realty Brokerage & Asset Management Services

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# 800 David Drive — Hellenic Building

Summary of Salient Facts

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- Address:** 800 David Drive, Morgan City, Louisiana 70380
- Site Area:** 69,834 Square Feet; 1.60 Acres
- Frontages:** 436' of frontage along David Drive by 160' 2" on Brashear Avenue
- Building:** Hellenic Office Building—Two Stories w/ Flexible Layout Options
- Total GBA:** 28,626 Square Feet Total; 1st Floor = 14,621 SF & 2nd Floor = 14,005 SF
- Zoning:** B-2: General Business District
- Parking:** 100 Parking Spaces
- Comments:** The McEnery Company has been retained as the exclusive marketing agent for the Hellenic Office Building. This 28,626 square foot, two-story, elevator-serviced office building is positioned on a 1.6 acre site with 100 parking spaces in the heart of Morgan City, less than 0.50 miles from Teche Regional Medical Center. The property is easily accessible, being positioned less than 0.25 miles from the Highway 90 exit. The office building has historically maintained strong occupancy figures with a portion of the ground floor being owner occupied. The United States Coast Guard recently moved out of the building which creates a great opportunity for a buyer to occupy a significant portion of the property while capitalizing on additional income from the existing tenants. Don't miss out on this opportunity to purchase a well-located, high quality office space with ample off-street parking.



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The information contained herein has been obtained from sources that we deem reliable. No representation or warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, or other conditions, or withdrawal without notice. Licensed in Louisiana

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Exterior Photos

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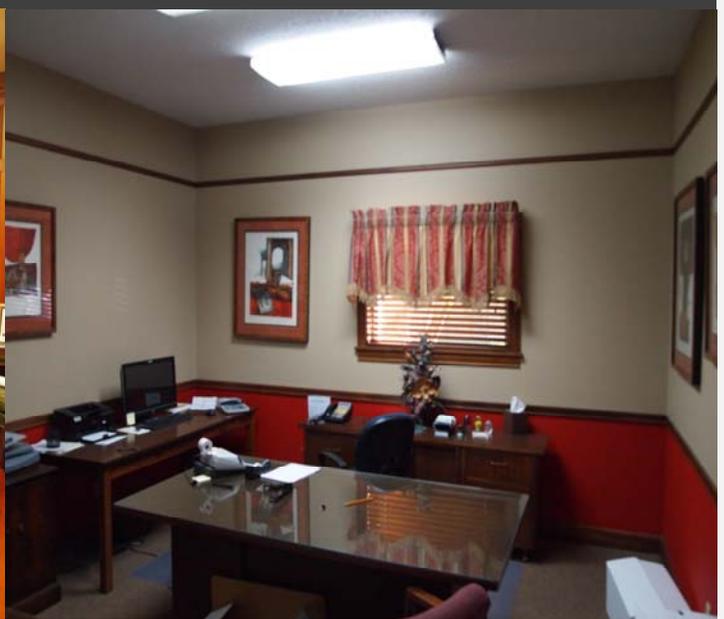
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# 800 David Drive — Hellenic Building

Interior Photos—First Floor

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# 800 David Drive — Hellenic Building

Interior Photos—Second Floor

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Aerial View

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