



OFFICE/WAREHOUSE WITH RV STATIONS IN PLACE

822 SAADI ST HOUMA, LA 70363



OFFERED: FOR SALE

SALE PRICE: \$295,000 (\$61.97/SF)

4,760 SF

- 14 rooms, glass-enclosed meeting room, and full commercial-grade kitchen available
- Six-burner gas range, laundry hookups, and eight RV/camper stations
- Dedicated shower room with six stand-up showers

CONTACT:

CADEN LEBLANC
337.446.3536

800.895.9329 | <https://elifinrealty.com> | June 2026
640 Main St, Suite A, Baton Rouge, LA 70801
Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

OFFERING SUMMARY



PROPERTY SUMMARY

- Now for sale, 822 Saadi St offers a ±4,760 SF office/warehouse situated on a fully fenced 0.75-acre lot.
- The interior features 14 rooms with dimensions ranging from 9'x11' or 11 x14', a glass-enclosed meeting room, a full commercial-grade kitchen with stainless steel appliances, and a six-burner gas range with double ovens, three restrooms, and a dedicated shower room with six stand-up showers.
- Additional amenities include laundry hookups and eight RV/camper stations, each equipped with electric, water, and sewer connections.
- An outdoor steel-covered 18'x20' pad provides added utility.
- Located near the Intracoastal Waterway and ±1 min from E Tunnel Blvd, the property is ideal for industrial services.
- Zoned I-1 for Light Industrial Districts.

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PROPERTY INFORMATION



LOCATION INFORMATION

Street Address	822 Saadi St
City, State, Zip	Houma, LA 70363
County	Terrebonne Parish
Market	LA - Houma-Bayou Cane-Thibodaux MSA
Side Of The Street	Southeast
Road Type	Paved
Nearest Highway	E Tunnel Blvd (LA 3040)
Nearest Airport	Louis Armstrong (MSY)

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-1 - Light Industrial Districts
Lot Size	±0.75 Acres
APN #	54348
Lot Frontage	±160 ft
Lot Depth	±210 ft

BUILDING INFORMATION

Building Size	±4,760 SF
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EXTERIOR PHOTOS



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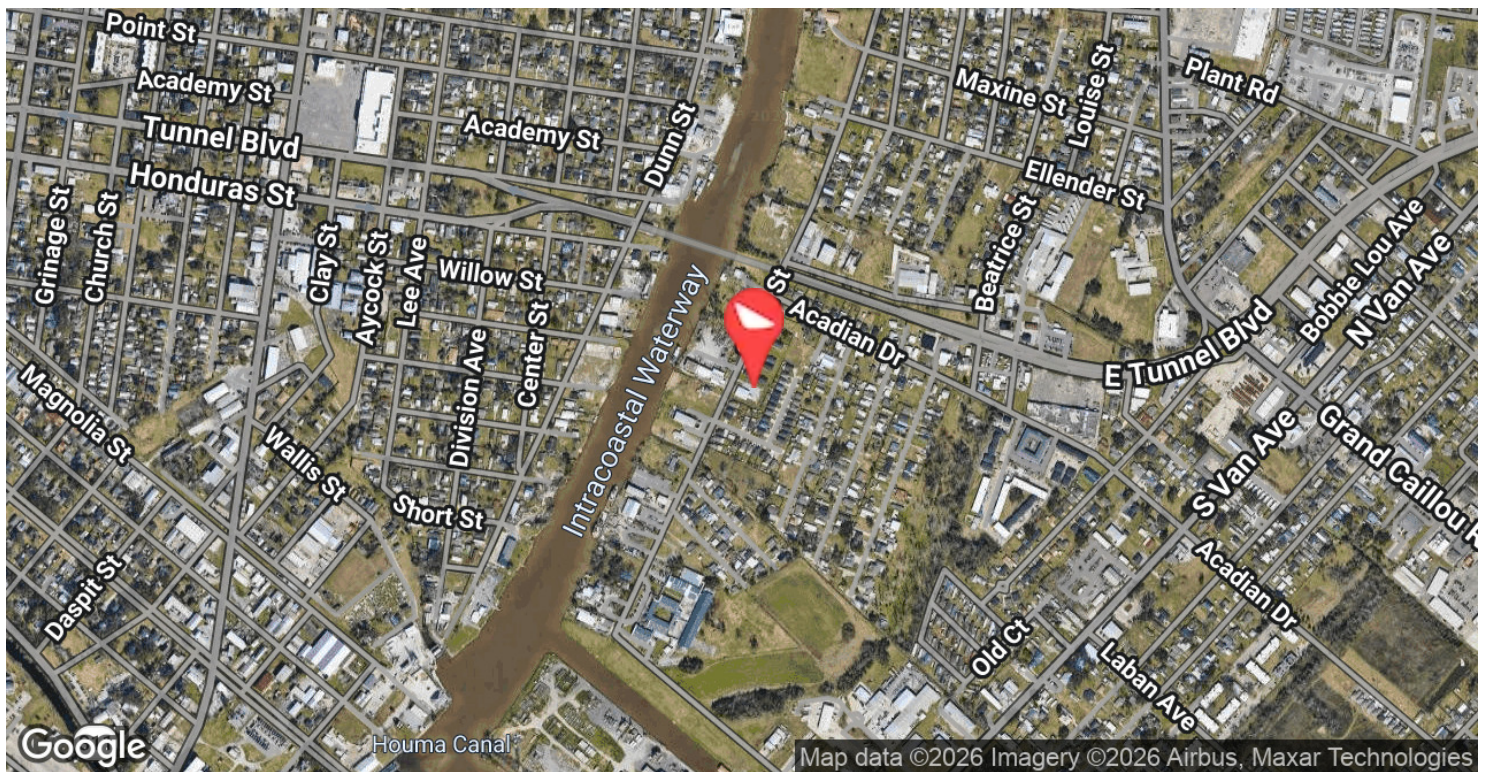
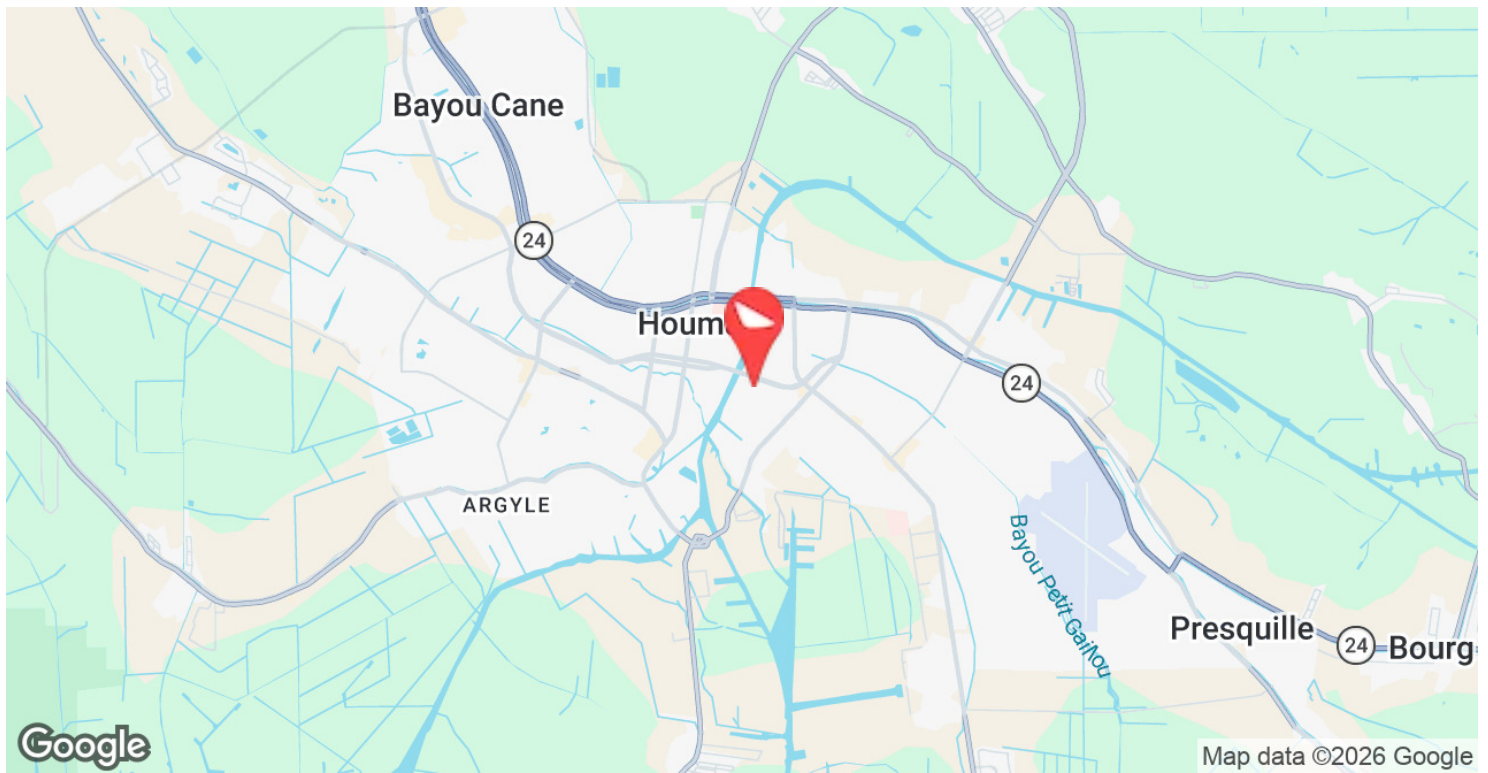
AERIAL PHOTOS



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LOCATION MAPS



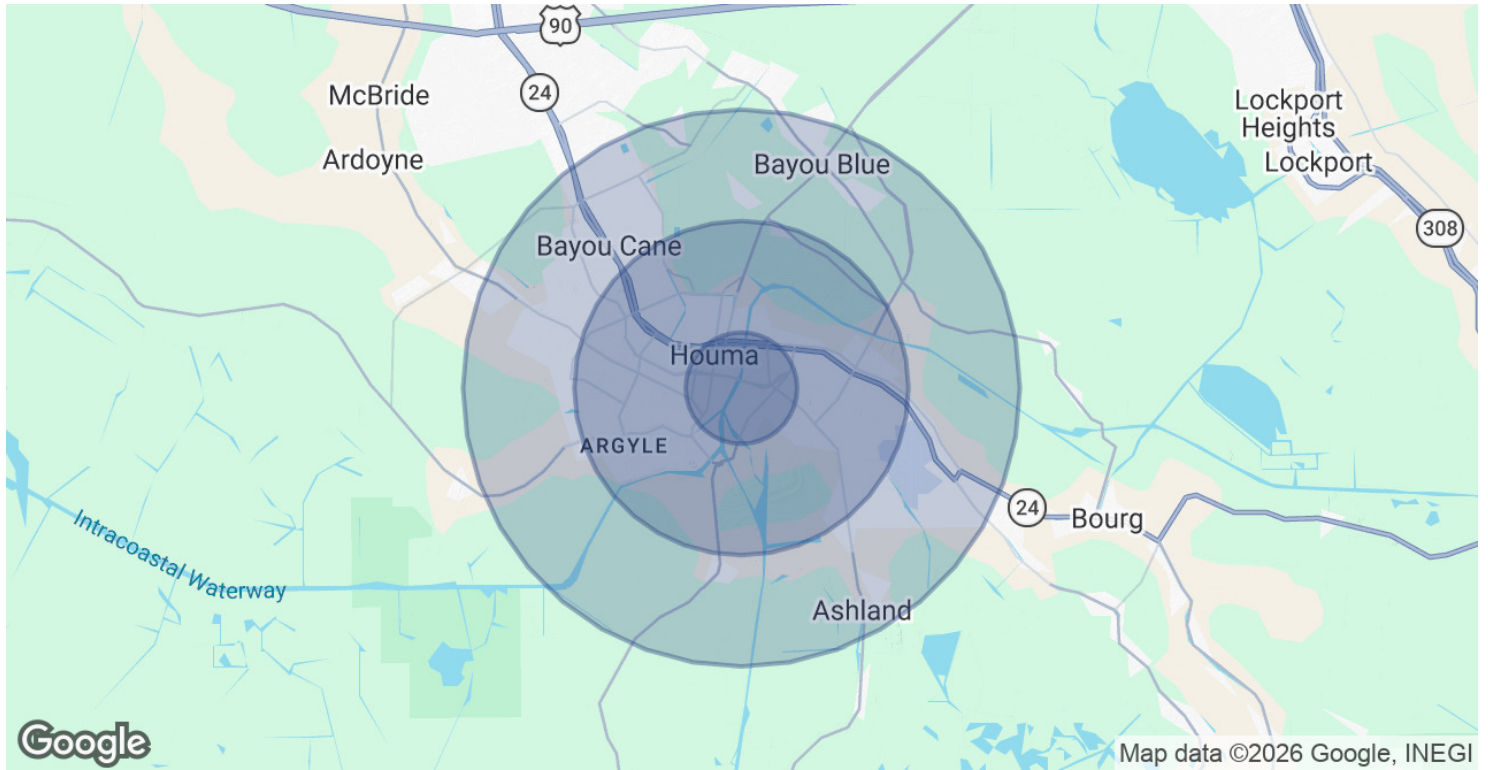
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,066	40,652	66,445
Average Age	39	40	39
Average Age (Male)	38	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

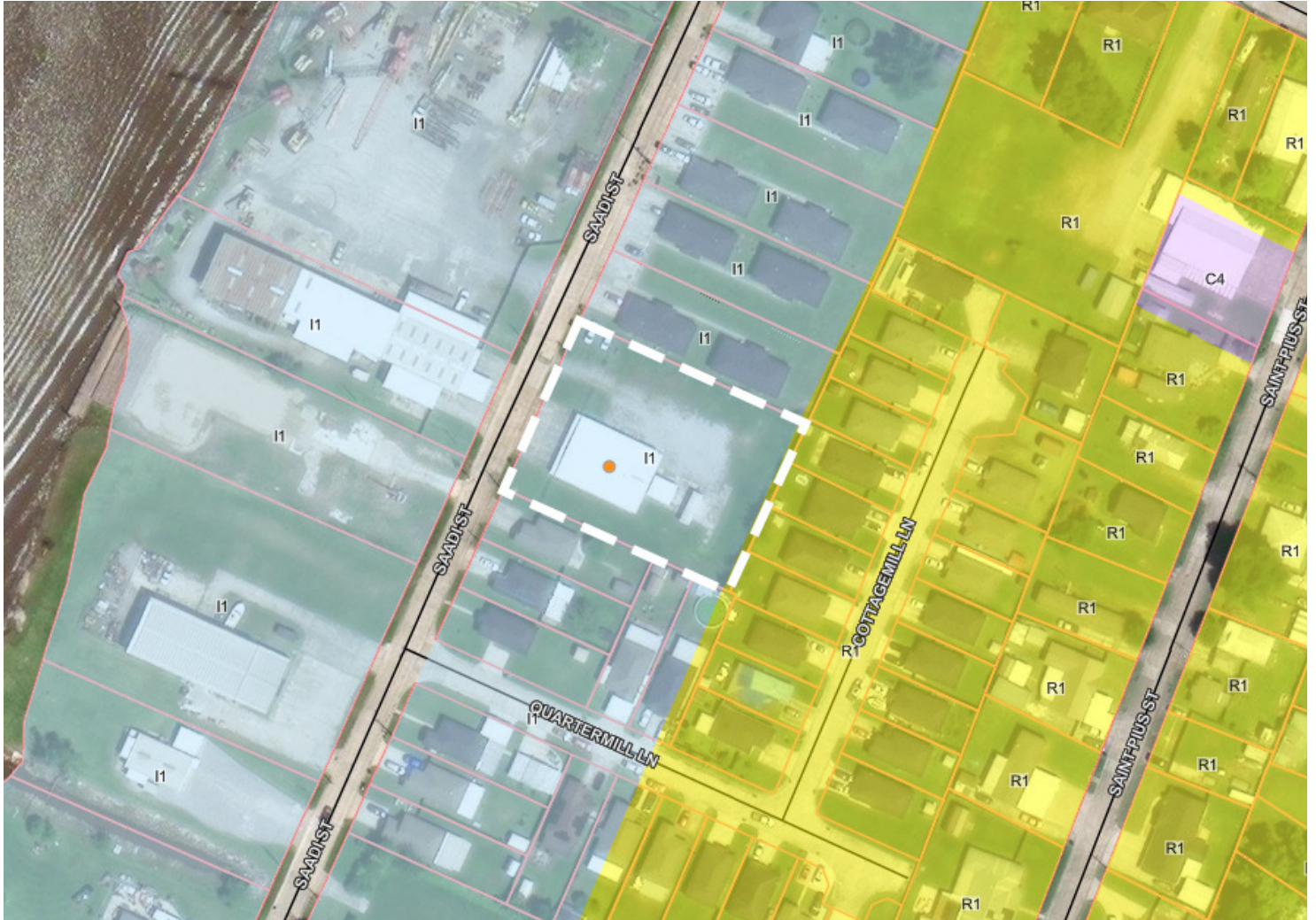
	1 MILE	3 MILES	5 MILES
Total Households	3,339	16,154	25,709
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$61,427	\$84,367	\$89,410
Average House Value	\$165,578	\$238,191	\$255,992

2020 American Community Survey (ACS)

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ZONING MAP



I-1 - LIGHT INDUSTRIAL DISTRICTS

Source: The municipality in which the property is located

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FLOOD ZONE MAP



Pt. 1 (29.5870, -90.7117) ⌵

Community: Houma

Effective FIRM (Effective: 9/7/2023)
Flood Zone: X-0.2 PCT ANNUAL CHANCE FLOOD
HAZARD IN COASTAL ZONE
FIRM Panel ID: 22109C0254E
FIRM Panel Date: 9/7/2023

Ground Elevation¹: 6.8 ft

[Community Info](#) [What Does This Mean?](#)

Pt. 2 (29.5871, -90.7119) ⌵

Community: Houma

Effective FIRM (Effective: 9/7/2023)
Flood Zone: AE-COASTAL FLOODPLAIN, EL 8
FIRM Panel ID: 22109C0254E
FIRM Panel Date: 9/7/2023

Ground Elevation¹: 5.6 ft

[Community Info](#) [What Does This Mean?](#)

[Clear Points](#)

- 1) FLOOD ZONE: X-0.2 PCT ANNUAL CHANCE FLOOD HAZARD IN COASTAL ZONE
- 2) FLOOD ZONE: AE-COASTAL FLOODPLAIN, EL 8

Source: maps.lsuagcenter.com/floodmaps

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