

## 21641 Highway 23, Port Sulphur, LA



**\$99,000**

Active for Sale

- Vacant Land
- 7.71 Acres



**Barbara Bonnette**  
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Welcome to 21641 Highway 23, Port Sulphur, LA 70083 - a unique opportunity to own 7.71+/- acres of prime real estate in Plaquemines Parish. This expansive property boasts 212 feet of frontage along the Mississippi River, making it a truly remarkable investment. Located on the property is a 3,000 sq.ft. warehouse, offering potential for a variety of uses. While the warehouse is in need of remodeling, it presents an excellent canvas for customization, allowing you to tailor it to your specific needs and vision. This parcel of land is being offered at an asking price of \$99,000, making it a rare find in today's real estate market. Whether you're looking to establish a business, build your dream home, or invest in a unique piece of Louisiana's landscape, this property offers endless possibilities. Please note that the property is being sold "As-is." Prospective buyers and their agents are responsible for verifying all pertinent information deemed relevant, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

<https://mystatemls.com/property/11230849/>

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