866 Mouton
Sunset, LA 70584

LOGO COMING SOON

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MLS# 2600006137













$450,000

4 Bathrooms

5 Income Producing Properties and 16+ ACRES! Multi-family investment property with land: four detached homes, leased camper hookups, a rented metal shop, and a producing oil well (mineral rights reserved by seller for first 10 years). At market rents, the property projects about $42, 000/yr gross income and a 7.9% cap rate after expenses and 2026 taxes. Income summary available. Recent updates include new bathtubs in every home, newer roofs and new flooring. Build your dream home while rental income helps offset your mortgage, expand your investment portfolio, or develop more rentals, camper spaces, mobile homes or a custom home. Whether you're looking for cash flow, acreage or room to grow, this is an opportunity that's hard to replicate. One property. Multiple income streams. Endless possibilities.



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Compass

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