1251 Bordelon
Breaux Bridge, LA 70517

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MLS# 2600005822







$300,000

Outstanding Commercial & Investment Opportunity on 1.17 Acres! Unlock the potential of this versatile property offering multiple income-producing assets in one convenient location. Situated on approximately 1.17 acres in St. Martin Parish, this unique investment features a well-equipped commercial building alongside two residential rental mobile homes, making it ideal for investors or business owners seeking additional income. The 1, 800 square foot metal building is designed for functionality with 3-phase electrical service, two overhead roll-up doors, a loading area, an enclosed office, and a restroom with the option to add or utilize a shower--perfect for a variety of commercial or industrial operations. Also, included are two manufactured homes, both were extensively updated in mid-2024. The spacious 4-bedroom, 2-bath double-wide (approximately 1, 680 sq. ft.) received significant improvements including a new roof, updated plumbing and electrical systems, new flooring throughout, a new water heater, fresh skirting, treated wood entry steps, and a covered front porch. The 3-bedroom, 2-bath single-wide (approximately 1, 280 sq. ft.) has also been updated in 2024 with new skirting, new entry steps, updated plumbing beneath the home, a new HVAC system, and a two-car covered awning. Whether you're looking to operate your



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