204 Long Plantation
Lafayette, LA 70508

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MLS# 2600009690



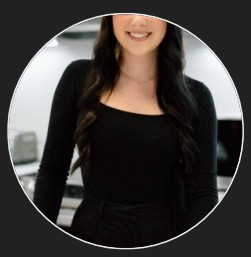




$168,000

2 Bedrooms | **2** Bathrooms | **1,069** Sqft

Investment opportunity in The Plantation with a tenant already in place, currently leased at $1, 300 per month through 9/30/2027 for a 6.94% cap rate. The tenant has lived in the unit for 8 years and is willing to end the lease early if necessary, but would like to stay through at least the end of May 2027. The roof was replaced in 2022 and the water heater in 2025. A complete interior renovation about 9 years ago brought engineered wood flooring, granite countertops in the kitchen and both bathrooms, and stainless steel appliances. The living room has a vaulted ceiling, and the kitchen opens to the dining area. Outdoor features include a private fenced patio and a covered carport. Tenant occupied, so showings are by appointment only with 24 hour notice. Income and expense spreadsheets are available to interested buyers.



Taylor Johnson
Phone: (337) 852-0867

Epique Realty

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