

121 Vfw
Duson, LA 70529

 **LOGO** COMING
SOON

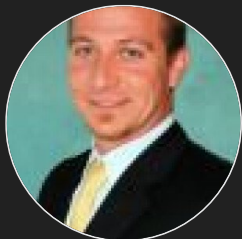
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MLS# 2600009866



\$300,000

Investor Opportunity on 3 Beautiful Acres! Looking to expand your investment portfolio? This unique income-producing property offers four mobile homes situated on approximately 3 picturesque acres in a peaceful country setting. The property includes three single-wide mobile homes and one double-wide mobile home, providing excellent potential for rental income or future value-add opportunities. Currently 50% occupied, this property offers immediate income while leaving room to increase cash flow through additional occupancy and improvements. The mobile homes do require some repairs, making this an ideal opportunity for investors seeking to add value and maximize returns. The land itself is a standout feature, boasting 10 majestic live oak trees along with a variety of other mature trees, creating a beautiful, park-like setting. The grounds have been well maintained, offering an inviting atmosphere for current and future tenants. Tucked away on a quiet dead-end street outside the city limits, you'll enjoy the peace and privacy of country living without sacrificing convenience. Located just 5 minutes from Ambassador Caffery, this property provides quick access to shopping, dining, and major thoroughfares while maintaining the benefits of a rural location. Whether you're looking to renovate, increase



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