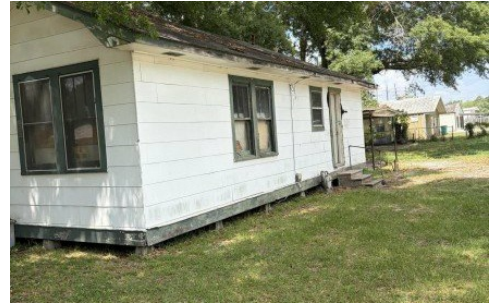


**800 Alexander**  
Eunice, LA 70535



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**MLS# 2600003388**



**\$52,000**

**946 Sqft**

This property at 800 Alexandre Avenue offers a rare opportunity for forward-thinking investors to capitalize on a sizable lot with significant multi-unit conversion potential. The property currently sits on a 7,100 sq. ft. lot. Converting it into a duplex or adding an Accessory Dwelling Unit (ADU) could significantly increase its cash flow. Located in an established neighborhood, the expansive backyard and flexible layout provide a perfect canvas for adding additional units or extending the existing footprint to maximize rental income. The lot is roughly 0.16 acres. Local "R-3" or High-Density districts typically allow up to 18-29 units per acre, making a duplex or triplex feasible. The location is ideal for attracting a wide range of residents, situated just minutes from key local landmarks. Future tenants will enjoy being within walking distance of Glendale Elementary and the Eunice Junior High campus, making it a convenient choice for education-focused households. For leisure and errands, the property is close to the heart of Eunice, providing easy access to the Liberty Theatre, local parks, and the diverse dining and shopping options along US-190.



**Tony Dozart**  
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For full listing details, please scan:

