

311 Morgan
Broussard, LA 70518



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MLS# 2600006461



\$199,000

3 Bedrooms | 2 Bathrooms | 1,705 Sqft

INVESTMENT OPPORTUNITY WITH TENANT IN PLACE! This extensively renovated property offers investors the opportunity to acquire an income-producing asset with an existing lease in effect through August 2027. Zoned CN (Commercial Neighborhood), the property offers added long-term flexibility with potential for both residential and commercial uses, subject to applicable zoning requirements. Whether held as a rental investment or considered for future professional office, boutique, salon, studio, service-based business, or other permitted use, this property offers options beyond a traditional residential rental. The property has undergone extensive renovations, including new floor joists, subflooring and flooring, a renovated bathroom with new shower and toilet, new appliances, fresh interior paint, updated fixtures, new water heater, new AC ductwork, and a refreshed kitchen featuring new countertops, tile backsplash, and hardware. A complete renovation list is available upon request. Additional features include three separate driveway entrances, a storage shed, convenient access to Main Street shopping, dining and local activities, and a location in Flood Zone X. Tenant occupied with lease in place through August 2027. No showings prior to an accepted offer. Please do not disturb tenant. Lease information, renovation records and city



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For full listing details, please scan:

