

6204 Youngsville
Youngsville, LA 70592



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MLS# 2600008135



\$129,900

Small mobile home park investment opportunity at 6204 & 6210 Youngsville Rd in Youngsville, LA. Property is being sold as land and infrastructure only; existing mobile homes are tenant-owned and are not included in the sale. Two tenant-owned homes are currently in place on month-to-month leases. The property is approved/grandfathered for up to five mobile home sites, with some additional work needed to fully utilize all five. Existing infrastructure includes individual water meters, electrical service to established sites, gravel access and multiple Cajun Aire sewer treatment systems. An approximately \$3,300 estimate is available for sewer service, pump-out and related work. A manageable-size +/- 2 acre park with room to improve sites, rents and overall operations. Projected five-pad rent is approximately \$1,400/month, based on three larger sites at \$300/month and two smaller sites at \$250/month. Tenants cover their own water and utilities, with individual metering. Common park electrical expense is approximately \$20/month for property lighting, plus grass cutting. Property is located along Coteau Ridge with no known flooding. The property is primarily in Flood Zone X, with a portion in Flood Zone A. Additional room may offer potential for storage, a shop or other accessory improvements. Complete property,



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For full listing details, please scan:

