

**82260 Training Center Rd**  
Folsom, LA 70437



**LOGO** COMING  
SOON

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**MLS# 2025001130**



**\$155,000**

**12,000 Sqft**

Exciting Investment Opportunity with excellent cashflow and potential for more! This barn is equipped with 20 stalls, washing station, feed room, utility and tack room, a fully functioning walking wheel, and a huge hay loft for storage or to add more apartments of additional income! Stalls currently rent for \$150 per month per stall for a potential of \$3000 per month. The 1 bedroom 1 full bath apartments upstairs rent between \$350-400 per unit with one unit currently rented with a long term tenant at \$400 per month. Purchase of the property grants access to a fully operating and maintained 3/4 mile racetrack with starting gates.



**Steven Hayden**

Phone: (225) 907-4720

Southland Properties Inc

For full listing details, please scan:

