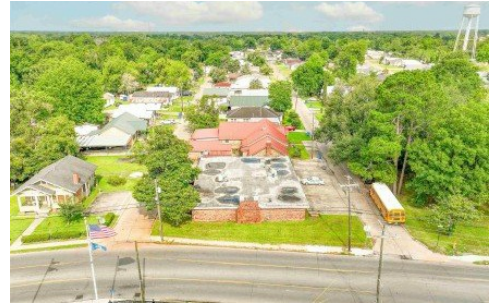


207 Cedar St
Franklin, LA 70538



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MLS# 2025007239



\$499,500

7,290 Sqft

Located just minutes from the charm of Historic Downtown Franklin, this rare investment package includes a single-family home, a duplex, and a triplex all fully rented and generating \$3,920/month in rental income. Even though these units bring in \$3,920 a month they still definitely have more potential for a higher income. These properties are also situated in an X flood zone and do not require flood insurance, providing added savings and peace of mind for investors or owner-occupants. ?? Property Breakdown: 1 Duplex Features (1) 2-bedroom and (1) 1-bedroom units. 1 Triplex Features (1) 3-bedroom and (2) 2-bedroom units. 1 Single-Family Home This unit has a 2-bedroom layout. All properties are located on the same block for convenient management and maintenance. With these units, this setup provides excellent flexibility for multiple rental strategies. Whether you're an investor looking for cash flow or a homeowner interested in house hacking, this is a rare chance to own a diverse portfolio in one of Louisiana's most character-rich communities. ?? Location Highlights: Walking distance to Franklin's historic Main Street Quiet residential area with local charm Easy access to local shops, restaurants, and schools **HUGE BONUS:** If you purchase these units we will **THROW IN** a LOT that is part commercial/part residential that is on the same street as these



Shantal Louviere

Phone: (985) 257-8090

KELLER WILLIAMS REALTY BAYOU P

For full listing details, please scan:

