

13238 Depen St
Gonzales, LA 70737



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MLS# 2025010466



**13252 Depen St
Gonzales, La 70737**

2 Bed
2 Bath
1 Acre

Searching for a great and profitable investment portfolio? Look no further.

This Investment Portfolio has 4 rental properties. The package includes 3 properties (4 rental units) in Ascension Parish. All Tenants pay their own utilities. Showings and Inspections ONLY allowed after an accepted contract. Please, do not disturb tenants. Seller has multiple Ascension Investment Portfolios which may be packaged with this portfolio.

**Sales Price:
\$360,000**

Location	Rent Roll	Description
13238 Depen St. Gonzales	\$1,350	3/2 MH 2019
13066 Depen St. Gonzales	\$950	2/2 MH 90's
13066 Depen St. Gonzales	\$650	Attached Studio apt 1/1
13252 Depen St. Gonzales	\$4,500	2/2 MH 90's, window unit



3/2 MH 2019



2 Bed/2 Bath Mobile Home
+
1 Bed/1 Bath Studio Apartment



13066 Depen St.
Gonzales, La 70737

\$360,000

5,000 Sqft

DEPEND RD PACKAGE - 3 PROPERTIES/ 4 RENTAL UNITS 3 MOBILE HOMES, one with small attached apartment
ADDRESSES: 13066 Depen St. (2 units); 13238 Depen St.; 13252 Depen St. TOTAL PRICE: = \$360, 000. TOTAL
INCOME PER MONTH: \$3950 OTHER INVESTMENT PORTFOLIO PACKAGES AVAILABLE. Hwy 621 Package
LCADB #42717389 Arceneaux Rd Package LACDB #42717580 Bluff Rd Rd Package LACDB #42717226 A Mobile
Home on an acre on Swamp Rd can be purchased as an add-on with any of the packages within for \$139, 000
inquire for more details.



Erin King

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Realty Executives South Louisiana Group

For full listing details, please scan:

