

8863 Folly Brown Rd
Clinton, LA 70722

 **LOGO** COMING
SOON

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MLS# 2025010622



\$260,000

5,120 Sqft

Rare opportunity to get four (4) rental units on over 5.7 acres. All units are occupied and the current annual income is \$39,000.00. The addresses are 8949, 8935, 8921, and 8863 Folly Brown Rd in Clinton, LA. Each MHM has its own lot and they range from 1.31 to 1.61 acres per lot. All lots are adjoined and have individual utilities that include DEMCO electric and city water. All utilities are paid by the tenant and each lot has its own individual sewer treatment. Each unit has a metal roof added for ease of maintenance. Units are offered at a bundle price. Drive by and look and **DO NOT DISTURB TENANTS**. No showings will be allowed until an acceptable offer has been negotiated. Contact agent for current cap rate, rents, maintenance records and any other information needed to put together an offer.



Ricky O'Neal

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eXp Realty

For full listing details, please scan:

