

**3575 Victoria Dr**  
Baton Rouge, LA 70805



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**MLS# 2025013308**



#### 3575 Victoria Drive: Value

Appraisal of fully  
operational park over  
\$2,000,000

value dependent on review of plans and specs

#### 3575 Victoria Drive: The Future

##### 22 Mobile Homes

10 Mobile Homes  
60 ft x 14 ft

12 Mobile Homes  
48 ft x 14 ft

See listing description for additional details.

**\$450,000**

Investor Opportunity Welcome to 3575 Victoria Drive, a unique opportunity to revitalize a once-thriving mobile home community. Nestled on a spacious tract, this property holds incredible potential to become a fully operational and income-producing mobile home park once again. Priced with the infrastructure needs in mind. Whether you're an investor seeking cash flow or a developer with a vision for affordable housing, this property is ready to be transformed. Located in a convenient area with growth potential, 3575 Victoria Drive offers both long term or flip opportunity. Breathe new lift into this promising space. Owner Agent



**Julie Reynolds**  
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Reve REALTORS

For full listing details, please scan:

