

**147 Riverview Dr**  
Patterson, LA 70392

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**MLS# 2025013375**



**\$345,000**

This is an excellent opportunity for investors, or anyone seeking a flexible live/work setup with consistent cash flow potential. This multi-use property is situated on 3.2 acres of land, and has two mobile home lots that are currently rented out, twelve storage units that are fully rented, and a storage warehouse with a three bedroom, 1 bath apartment built in. The apartment includes a full size kitchen and living room, a laundry room, and an office so that you can work from home. The property also includes a few more storage warehouses. Ideal for small business operations, storage rental business, or future development. Don't miss your chance to own a property with built-in revenue & room to grow. Contact us today to schedule a private showing or request for more details.



**Valerie Crappell**  
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Anslum Real Estate, LLC

For full listing details, please scan:

