

517 Railroad Ave
Morgan City, LA 70380

 **LOGO** COMING
SOON

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MLS# 2025019268



\$160,000

1,599 Sqft

Excellent Investment Opportunity in Morgan City! This fully occupied triplex is a prime addition to any investor's portfolio. Situated on two lots. Parcels numbers are 3194341331.00 and 3194341332.00. Shaded by a beautiful mature oak tree in the front yard, this property offers both charm and stability. The rental units generating a combined monthly income of \$2, 075. This property provides strong and consistent cash flow from day one. Long-term, reliable tenants are in place with solid leases, ensuring immediate and steady returns for an investor. Featuring a total of 1, 599 sq ft, this property is low-maintenance and well-positioned for continued performance. Don't miss your chance to own a cash-flowing asset in a stable rental market. Schedule your private viewing today this one won't last! Triplex is being sold "AS IS" "WHERE IS" with full waiver of warranty reedition rights Act of Sale per L.ACC. art. 2520 and L.A.C.C art. 2541. Please have buyer check appropriate section on P.A. entitled Waiver of Warranty. All measurements are to be verified by the buyer.



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For full listing details, please scan:

