

82260 Training Center Rd
Folsom, LA 70437

 **LOGO** COMING
SOON

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MLS# 2025021085



\$135,000

12,000 Sqft

Exciting Investment Opportunity with excellent cashflow and potential for more! This barn is equipped with 20 stalls, washing station, feed room, utility and tack room, a fully functioning walking wheel, and a huge hay loft for storage or to add more apartments of additional income! Stalls currently rent for \$150 per month per stall for a potential of \$3000 per month. The 1 bedroom 1 full bath apartments upstairs rent between \$350-400 per unit with one unit currently rented with a long term tenant at \$400 per month. Purchase of the property grants access to a fully operating and maintained 3/4 mile racetrack with starting gates.



Steven Hayden

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Southland Properties Inc

For full listing details, please scan:

