

**4360 Highway 1**  
Raceland, LA 70394



**LOGO** COMING  
SOON

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**MLS# 2026002580**



**\$145,000**

**2 Bedrooms | 1 Bathroom | 1,035 Sqft**

**INVESTOR ALERT - SUCH A LITTLE GEM!** Located on Hwy 1 with Quick Access to Hwy 90. This property has Residential Rental Income Potential, but could also be utilized in a Commercial Application (Office etc...). The Main House includes 2 Bedrooms, 1 Bath, Kitchen and Small Bonus Room area (think... Large Pantry or Laundry Room - OR - Office/Copy Room...), and Living Room with Dining area. In addition there is an Accessory Unit attached via the Carport/Covered Patio - that was utilized as an additional Bedroom, Bath, and Utility Room. In the rear of the property there is a 485 sq ft Storage/Workshop Building. The Roof on both the House and Storage were Replaced in 2024. Water Heater Replaced Nov 2025, HVAC 3 ton Ruud - Replaced Sept. 2022. Appliances Remain.



**Barbara Lirette**  
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**PROPRIE'TE' SHOPPE, LLC**

For full listing details, please scan:

