

507 N Bryan
Gonzales, LA 70737



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MLS# 2026004379



\$140,000

4 Bedrooms | 2 Bathrooms | 2,231 Sqft

Calling all investors or business owners. Located in the heart of downtown Gonzales, this charming approximately 85-year-old property offers vintage character, flexible living space, and exciting potential. Just minutes from Airline Hwy and I-10 and within walking distance to schools, banking, shopping, restaurants, parks, and the community pool. The main living space features 3 bedrooms and 1 bath (1,459 sq ft) and showcases beautiful original wood floors, antique doors, built-ins, and a stained glass window that highlight the home's timeless character. Connected by a carport, the second living area offers 772 sq ft with 1 bedroom, 1 bath, kitchen, and living room, plus its own private entrance, making it ideal for a mother-in-law suite, guest quarters, or private living space. The sale also includes the adjoining lot behind the property, giving buyers additional room and possibilities. Both parcels are zoned B-1 (limited business) which allows office-type uses in areas transitioning between residential and commercial (buyers should verify intended use with Ascension Parish zoning). Total Living Area: 2,231 sq ft. Two Lots Included: 507 N Bryan & 216 E Caldwell (50x120 each) A rare opportunity in a prime downtown location with endless possibilities. Seller motivated.



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