

2228-2230 1st St
New Orleans, LA 70113



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MLS# 2026009523



\$219,000

1,664 Sqft

VACANT DUPLEX OPPORTUNITY Whether you are searching for an investment opportunity or a property with flexible living arrangements, this duplex offers strong potential in today's market. The property features two 2-bedroom, 1-bath units with approximately 1,664 total living square feet. Major components, including the roof, HVAC systems, and water heaters, are reported to be in average to updated condition, helping support long-term functionality and maintenance considerations. This property may appeal to investors seeking income-producing potential, owner-occupants interested in multi-unit living arrangements, or buyers exploring future use flexibility, subject to buyer verification and local regulations. The functional layout, rental potential, and overall versatility make this property worthy of consideration for a variety of purchasing goals. Projected rental income potential is estimated at approximately \$2,800/month (\$33,600 annually), based on market estimates and subject to buyer verification, market conditions, occupancy, expenses, and property management performance. Estimated cap rate calculations are approximate and provided for informational purposes only. Buyers are encouraged to perform their own independent investment and financial analysis.



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