

**14210 & 14206 Bluff Rd**  
 Prairieville, LA 70769



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**MLS# 2026011661**



**PRAIRIEVILLE, LA 70769**

**SEARCHING FOR A GREAT AND PROFITABLE INVESTMENT PORTFOLIO? LOOK NO FURTHER.**

This Investment Portfolio has 3 rental properties on Bluff Rd in Ascension Parish. All Tenants pay their own utilities. Showings and Inspections **ONLY** allowed after an accepted contract. Please, do not disturb tenants. Seller has multiple Ascension Investment Portfolios which may be packaged with this portfolio.

**SALES PRICE:**  
**\$600,000**

📍 LOCATION	💰 RENT ROLL	🏠 DESCRIPTION
14319 Bluff Rd. Prairieville	\$1,400	3/2 MH 2000's
14206 Bluff Rd. Prairieville	\$1,500	4/2 DBL WIDE 2000's
14210 Bluff Rd. Prairieville	\$1,850	4/2 House



\$600,000

5,000 Sqft

**BLUFF RD PACKAGE - 3 PROPERTIES 1 HOUSE (MAJOR RENOVATIONS IN LAST COUPLE YEARS plus new appliances, modad, etc), 1 DOUBLE WIDE, 1 SINGLEWIDE ADDRESSES: 14206 Bluff Rd.; 14210 Bluff Rd.; 14319 Bluff Rd. TOTAL PRICE=\$600, 000 TOTAL INCOME PER MONTH - \$4, 750 OTHER ASCENSION INVESTMENT PORTFOLIO PACKAGES AVAILABLE. Hwy 621 Package MLS 2026011665, LCADB #42717389 Arceneaux Rd Package MLS 2026011663, LACDB #42717580 Depen Rd Package MLS 2026011662, LACDB #42717655 Thistle St Package MLS 2026011665, LACDB #36ac2bbe A Mobile Home on an acre on Swamp Rd can be purchased as an add-on with any of the packages within for \$139, 000**



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For full listing details, please scan:

