

# 13238 & 13252 Depen St Gonzales, LA 70737



LOGO COMING SOON

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MLS# 2026011662



13238 Depen St, Gonzales, LA 70737

3 Bed / 2 Bath | 2019 Mobile Home | \$1,395/mo Rent



13252 Depen St, Gonzales, LA 70737

2 Bed / 1 Bath | Approx. 1 Acre | \$1,005/mo Rent



13066 Depen St, Gonzales, LA 70737

2 Bed / 2 Bath Mobile Home + 1 Bed / 1 Bath Studio Apartment

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

- This Investment Portfolio has 4 rental properties. The package includes 3 properties (4 rental units) 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:

**\$360,000**

INVESTMENT HIGHLIGHTS

MONTHLY INCOME	ANNUAL GROSS INCOME	SQUARE FEET MULTIPLE
<b>\$3,950</b>	<b>\$47,400</b>	<b>7.6</b>



3/2 MH 2019



2 Bed/2 Bath Mobile Home  
+  
1 Bed/1 Bath Studio Apartment

\$360,000

5,000 Sqft

DEPEND RD PACKAGE - 3 PROPERTIES/ 4 RENTAL UNITS 3 MOBILE HOMES, one with small attached apartment  
 ADDRESSES: 13066 Depen St. (2 units); 13238 Depen St.; 13252 Depen St. TOTAL PRICE: = \$360, 000. TOTAL INCOME PER MONTH: \$3950 OTHER INVESTMENT PORTFOLIO PACKAGES AVAILABLE. Hwy 621 Package MLS 2026011665, LCADB #42717389 Arceneaux Rd Package MLS 2026011663, LACDB #42717580 Bluff Rd Package MLS 2026011661, LACDB #42717226 Thistle St Package MLS 2026011666, 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 inquire for more details.

**Erin King**  
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 Realty Executives South Louisiana Group

For full listing details, please scan: