

219,221,306,308 Gloria St
Thibodaux, LA 70301



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MLS# 2026012933



\$1,050,000

9,300 Sqft

Fully occupied ten-unit residential portfolio in Thibodaux, Louisiana. If location and consistent occupancy are at the top of your checklist, this one checks both boxes. Single-owner portfolio, well maintained and carefully managed throughout. Both four-plex buildings received new roofs following Hurricane Ida in 2021, and six of the ten units had A/C systems replaced in 2024 and 2025, all remaining under warranty. All appliances are included. Tenants pay all utilities, keeping operating costs lean. Current rents reflect room to grow, making this a genuine value-add opportunity without the headache of vacancy or turnover to manage out of the gate. The units are full, the tenants are in place, and the upside is there when you are ready to capture it. An ideal entry point for any investor looking to establish or expand a portfolio in one of the most stable rental markets in the Bayou Region. Thibodaux continues to draw consistent tenant demand, and this portfolio sits right in the middle of it. Offered as a package sale only. Contact listing agent for the full financial package and to schedule a private showing. Building 1: (4) 2 Bedroom Units 1,050 SQFT Building 2: (4) 2 Bedroom Units 850 SQFT Building 3: (2) 2 Bedroom Units 850 SQFT



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For full listing details, please scan:

