

136 Ne Cott Lane
Grand Isle, LA 70358



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MLS# 2026014547



\$350,000

3,457 Sqft

Island Living Meets Investment Opportunity Welcome to your own slice of paradise in the heart of Grand Isle, Louisiana recently recognized by WorldAtlas as one of the 9 Gulf Coast Small Towns With Unmatched Friendliness. From world-class fishing and beautiful beaches to incredible birding, fresh local seafood, and a welcoming coastal community, it's easy to see why visitors return year after year. Nestled beneath magnificent, mature live oak trees rich with island history, this exceptional multi-family property places you in one of Grand Isle's most desirable locations. Just a short walk to the beach and minutes from local restaurants, bars, grocery stores, marinas, and the famous International Grand Isle Tarpon Rodeo, you'll be in the center of everything the island has to offer. The property features a spacious 3-bedroom, 2-bath main home along with a detached duplex offering two separate 2-bedroom, 1-bath apartments, creating endless possibilities. Whether you're searching for a family retreat where everyone enjoys their own private space, a vacation home with room for guests, or an income-producing investment through short-term or long-term rentals, this property is designed to fit your vision. Spend your mornings chasing trophy speckled trout and redfish, your afternoons relaxing on the beach, and your evenings



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