

1291 & 1295 St Charles St
Thibodaux, LA 70301



LOGO COMING
SOON

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MLS# 2026014757



\$247,000

2,792 Sqft

Investor special with income already in place! This multi-unit property features three separate units, including a 1-bedroom, 1-bath unit, a 4-bedroom, 2-bath unit, and a 3-bedroom, 1-bath unit. The 1-bedroom and 4-bedroom units are currently tenant occupied, providing immediate rental income, while the vacant 3-bedroom unit offers an opportunity to begin renovations right away. All three units are in need of updating and utilize window A/C units, making this a true value-add opportunity for an investor looking to improve the property and increase its income potential. With some renovation and strategic improvements, this property could be positioned for stronger rental returns. Whether you're looking to expand your portfolio or take on your next investment project, this one is worth a look!



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