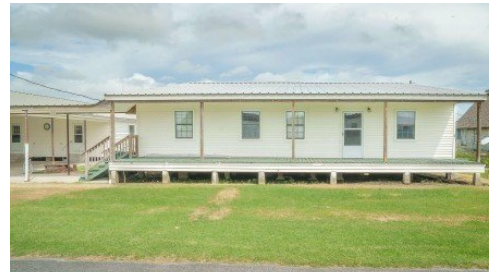


**180 West 45th Street**  
Cut Off, LA 70345



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**MLS# 2026016354**



**\$70,000**

**5 Bedrooms | 4 Bathrooms | 1,948 Sqft**

This 4 bedroom, 3 bath home in charming Cut Off is a rare opportunity for the right buyer ready to put in the work. The main house sustained damage during Hurricane Ida and has been taken down to the studs, no walls, only a subfloor, a true blank slate. The sellers replaced the roof and AC system shortly after the storm, giving you a head start on the big-ticket items before the rebuild begins. Generator on property is a massive value add! A covered breezeway connects the main house to a spacious carport with room for three or more vehicles, plus a fully finished detached suite complete with a bedroom, bathroom, and kitchen/living area. Move in, rent it out, or use it as a home office while you restore the main house to its full potential. Once rebuilt, this property offers a beautiful layout and real charm in one of Cut Off's welcoming pockets. For investors, contractors, or anyone looking to create their dream home from the ground up, this is your chance. Priced to reflect the work ahead. Schedule your showing today.



**Morgan Davis**  
Phone: (972) 757-8587  
Canal & Main Realty

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