

326 N Airline Ave
Gramercy, LA 70052



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MLS# 2026017088



\$125,000

3 Bedrooms | 2 Bathrooms | 1,280 Sqft

Two lots for one price in Gramercy, LA. 326 N Airline Ave sits on Lots 9 and 10 of Ferrero Subdivision, giving you approximately 100 x 108 of land in the heart of St. James Parish for \$125, 000. Homes for sale in Gramercy under \$150, 000 with this much yard are hard to find. This 3-bedroom, 2-bath manufactured home offers approximately 1, 280 square feet of living space. The stove and refrigerator stay, and the seller is providing a home service plan for added peace of mind. The oversized double lot leaves plenty of room for parking, gardening, and outdoor entertaining. Location is the win here. You are minutes from Airline Hwy (US 61), Hwy 3125, and the Veterans Memorial Bridge, with easy access to I-10. Gramercy sits roughly midway between Baton Rouge and New Orleans, close to River Parishes employers, Lutchet, and everyday shopping and dining. Located in the St. James Parish school system. No HOA and no association fees. Seller will consider Conventional, FHA, VA, and Rural Development financing. Affordable St. James Parish real estate with land does not last. Schedule your private showing today.



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