

2016 Hwy 182
Raceland, LA 70394

 **LOGO** COMING
SOON

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MLS# 2026017797



\$220,000

2,969 Sqft

HOUSE HACK OR INVESTMENT OPPORTUNITY 2016 HWY 182, RACELAND, LA Looking for an affordable way to get into real estate investing? This unique property offers multiple living spaces and multiple income streams all in one location, making it an attractive opportunity for a first-time investor, experienced investor, or someone looking to house hack. The property features a 4-bedroom, 2-bath main house PLUS a two-story duplex, with each duplex unit offering 1 bedroom, 1 bath, and approximately 808 square feet of living space. The property currently generates \$2,954 per month in rental income, or approximately \$35,448 in gross annual rental income. For the house hacker, this property offers an exciting setup. An owner-occupant could live in the 4-bedroom home while collecting rental income from the two duplex units, potentially offsetting a significant portion of the cost of ownership. For an investor, you're acquiring three separate living spaces and multiple income streams for \$220,000. Conveniently located near a popular local donut shop, Dollar General, and a gas station, providing easy access to everyday necessities. \$220,000 Purchase Price | \$2,954 Monthly Rental Income | \$35,448 Gross Annual Income | 3 Living Spaces | House Hack Potential Three living spaces. Multiple income streams. One great



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