

BANK OWNED MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$159,900 \$49.97/SF
Number Of Units:	5
Lot Size:	0.17 Acres
Building Size:	3,200 SF
Zoning:	R-2

PROPERTY OVERVIEW

This 5 unit apartment complex consists of 3 2-story units and 2 1-story units. The property is currently in need of a renovations, which makes this a great purchase for an investor who is looking for a value-add investment with huge upside potential.

LOCATION OVERVIEW

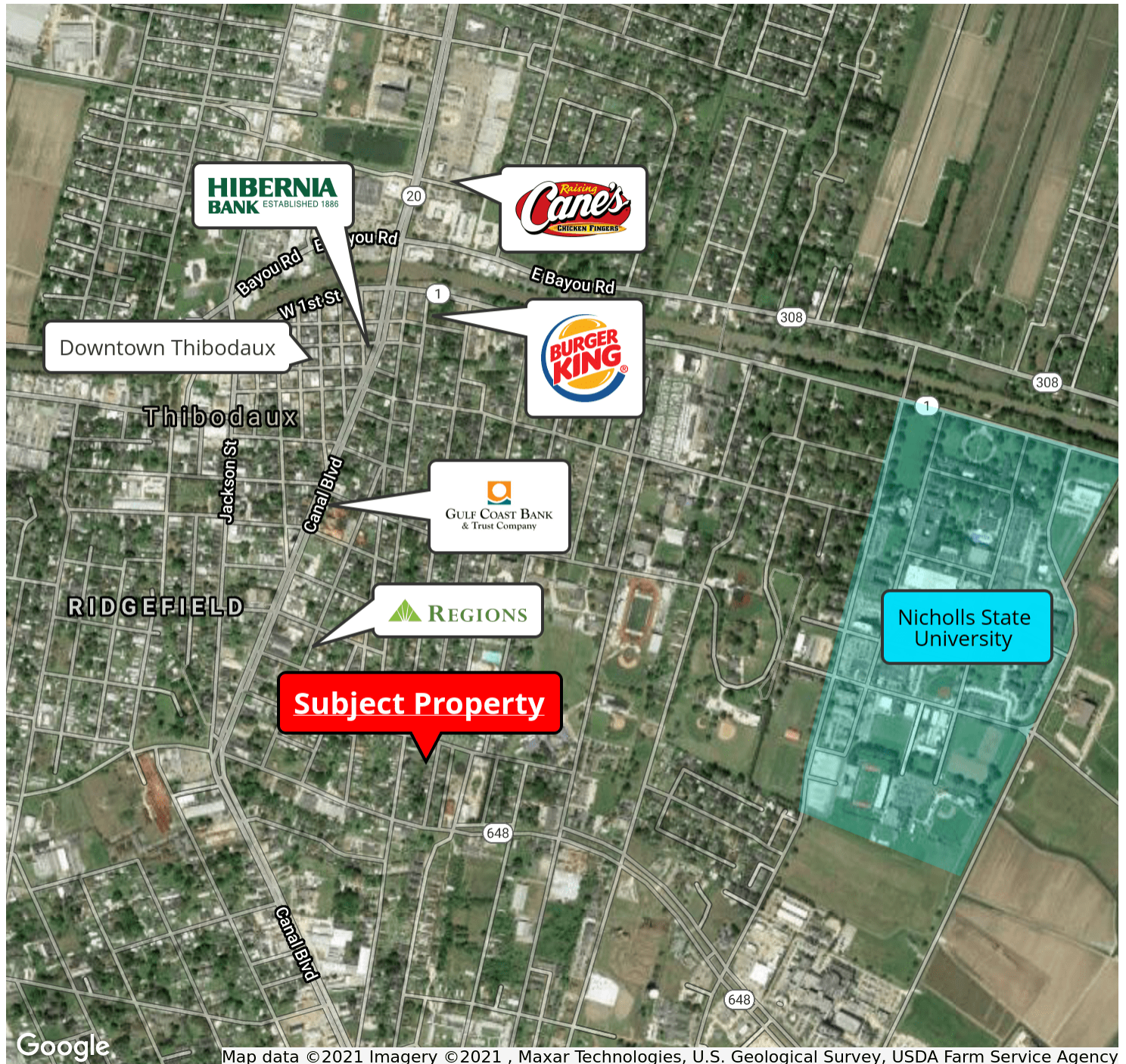
Located in Thibodaux, LA just outside of the Nicholls State University campus. The close proximity to Nicholls State adds the potential for a student living complex.

Mathew Laborde, CCIM (C) 337.326.1368 Mark Segalla (C) 225.505.4349

 800.895.9329 | <https://elifinrealty.com>
640 Main St, Suite A, Baton Rouge, LA 70801

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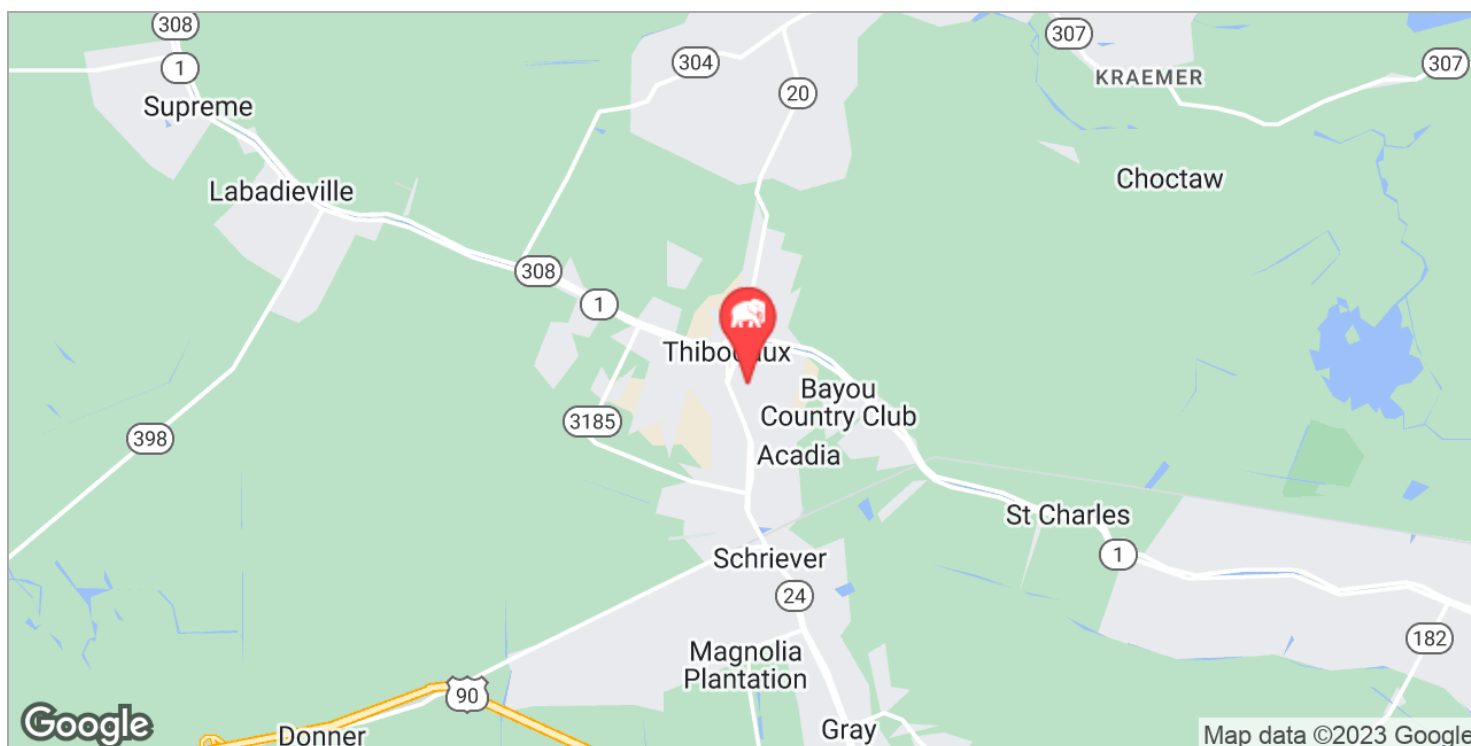
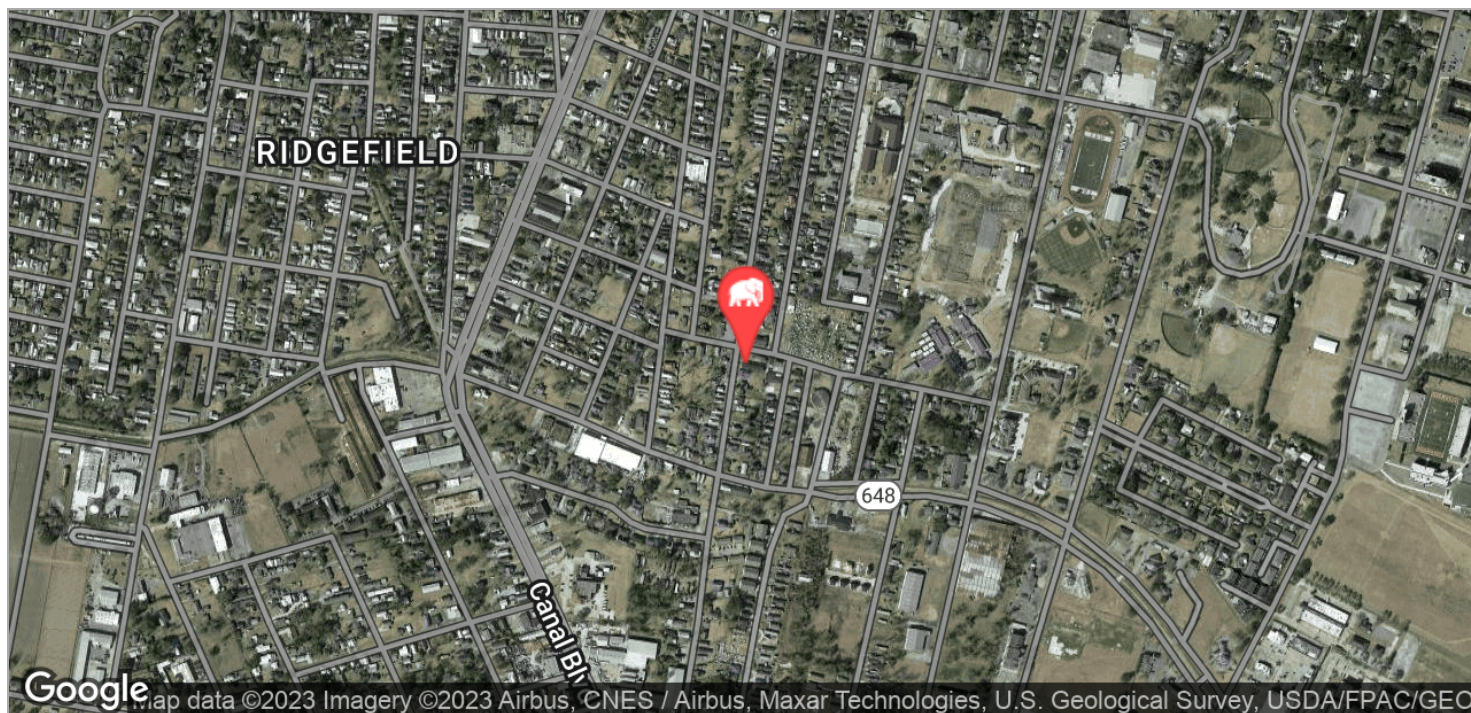
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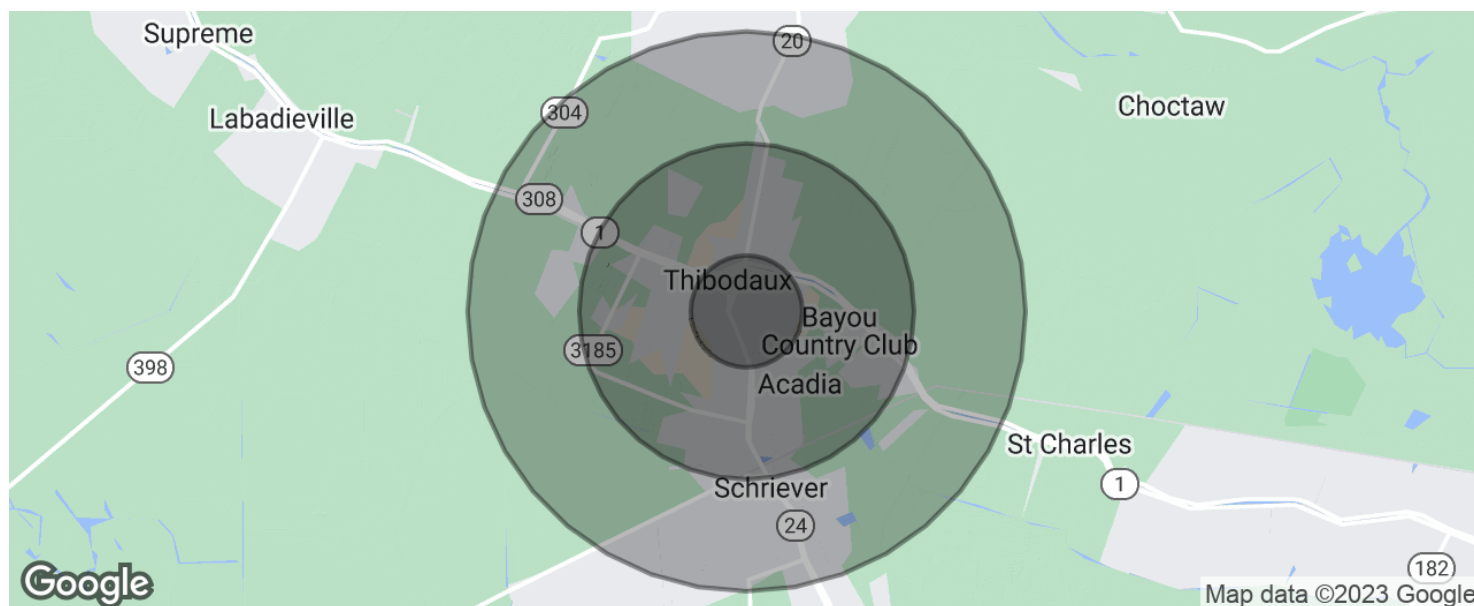


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,291	27,944	36,634
Median age	31.4	34.3	34.0
Median age (Male)	29.3	32.4	32.3
Median age (Female)	34.5	36.2	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,910	9,926	12,910
# of persons per HH	2.8	2.8	2.8
Average HH income	\$51,215	\$70,896	\$69,549
Average house value	\$139,681	\$193,855	\$176,602

* Demographic data derived from 2020 ACS - US Census

