



MULTI-FAMILY | FOR SALE

# Charming Gentilly Terrace Duplex

**2431 – 2433 Dreux Avenue**

NEW ORLEANS, LA 70122



**CORPORATE REALTY**

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**GREAT INVESTMENT WITH INPLACE INCOME**



### PROPERTY SIZE

Home size: 1,536 sf (4 bed, 2 bath)

Lot Size: 39x100

### SALE PRICE

**\$289,900.00**

### PROPERTY DESCRIPTION

New investment opportunity available in charming Gentilly Terrace. This 1,536-sf duplex is located on a corner lot adjacent to Music Street and one block from Filmore Avenue. This neighborhood includes nearby amenities like Canseco's Filmore Market, parks, the Milne Rec Center, restaurants, and schools.

Each unit features two bedrooms and one bathroom, with a large open living area. The lot is fenced, permitting use of the backyard and a communal storage shed. This property has the potential to provide a high rental yield and long-term growth. It is ideal for families and professionals alike.

The property currently has tenants with a total monthly rental income of \$2,500.00.

**MLS#2455119**



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