

Single Family Residence, Cottage - Lake Charles, LA



2005 Legion Street, Lake Charles, LA, 70601

Offered at \$68,900

Perfect Investment Opportunity on this tenant occupied 3 Bedroom 2Bath wood frame cottage home in central Lake Charles. Large kitchen with Breakfast area or sitting area for large families. Separate dining area which could also be used as a sitting area or study. Some real wood floors. In need of TLC. All measurements M/L. Located in Flood Zone A. Insurance premium is \$1059.00 annually and seller will transfer current flood policy if allowed. Roof was replaced in 2021. Will not qualify for FHA financing and seller will make no repairs. One of the sellers is a licensed agent in the state of Louisiana.

3 Bedrooms

2 Bathrooms

1,152 sqft

0.16 acre (lot size)

Built: 1962



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