

**638 Eddie Robinson Dr**  
Baton Rouge, LA 70802



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**MLS# 2024019483**



**\$275,000**

**2,114 Sqft**

Great Investment Opportunity to OWN a Fully Occupied Cash Flowing Asset right in the heart of the Capitol City! This property is located in an emerging corridor close enough to LSU and Downtown Baton Rouge to serve as a great Short Term Rental or to keep as a traditional rental. The roof is only 5 years of age, as well as the major components such as HVAC Systems and Hot water Heaters. This property was also completely renovated just 5 years ago and is in great condition. Currently the owner pays water and the tenants pay their own utilities, which are separately metered. For more information please do not hesitate to contact us! (PLEASE DO NOT DISTURB TENANTS)



**Richard Spears**

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Keller Williams Realty-First Choice

For full listing details, please scan:

