

12424 Cate Ave
Baton Rouge, LA 70815

 **LOGO** COMING
SOON

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MLS# 2024018937



\$103,000

2,231 Sqft

Investment opportunity! This duplex is a well-designed layout featuring a 3-bedroom, 2-bath unit on one side and a 2-bedroom, 1-bath unit on the other. Financing programs available for investors requiring certain down payments. Live in one side and rent the other to pay part of the mortgage. **THE DUPLEX IS TO BE SOLD "AS IS" WHERE IS, WITHOUT WARRANTY AND WAIVER OF RIGHTS OF EXHIBITION.**



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For full listing details, please scan:

