

**5407 Nicholson Dr**  
Baton Rouge, LA 70820



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**MLS# 2024022647**



**\$423,999**

**4,000 Sqft**

**DOWNPAYMENT GRANTS ARE AVAILABLE!** Investor s Goldmine Fully Rented 4-Unit Property Near Tiger Stadium! Located at 5407 Nicholson Drive, Baton Rouge, LA 70820, this 4-unit multifamily property is a rare find for savvy investors. Boasting a monthly rental income of \$3, 950, this property is already at full occupancy, making it a turnkey cash cow ready to generate returns from day one. Why This Property Stands Out Prime Location: Just minutes from LSU and the iconic Tiger Stadium, this property is perfectly situated to attract students, professionals, and sports fans. It's also conveniently located near major bus lines for easy commuting and just a short drive to Baton Rouge s popular shopping destinations, including the Mall of Louisiana. Renovated and Updated: All four units have been recently upgraded with modern finishes, including fresh paint, durable flooring, and updated kitchens featuring sleek countertops and appliances. These updates ensure tenant satisfaction and low vacancy rates. Spacious Layouts: Each unit features 2 generously sized bedrooms and 1.5 bathrooms, offering tenants the space and comfort they desire. The open living areas and functional designs make these units highly desirable. Investment Highlights Strong Rental Income: Generating \$3, 950 monthly in rental income, this property



**Kendall Plain**

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Plain & Associates LLC

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