

457 Nelson Dr
Baton Rouge, LA 70808



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MLS# 2024016048



\$299,000

3 Bedrooms | 2 Bathrooms | 2,093 Sqft

Amazing Investment Opportunity in the Heart of Baton Rouge! Don't miss your chance to own in one of Baton Rouge's most desirable locations just off Highland Road, minutes from LSU, premier shopping, and quick access to I-10 & I-12. Located in a high-demand subdivision, recent sold comps range from \$214.68 to \$267.16 per square foot, making this a prime investment opportunity with serious upside potential. Whether you're an investor looking to capitalize on strong neighborhood values or a buyer ready to build equity in a thriving area, this property offers unmatched value and location. Opportunities like this don't come often, secure your stake in Baton Rouge's booming real estate market today!



Richard Spears

Phone: (225) 341-9083

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