

2014 Tennessee St
Baton Rouge, LA 70802



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MLS# 2025002605



\$39,888

1 Bedroom | 1 Bathroom | 469 Sqft

NO SHOWINGS Until an acceptable offer has been presented with PreQual or Proof of Funds. Please do not disturb the tenants. This home is ONE (1) OF SIX (6) detached single family shotgun homes located in Old South Baton Rouge. The floorplan - as a true shotgun, is 1 bedroom 1-bath living and kitchen. The seller installed new roofs approximately 6 years ago and has updated windows to a energy efficient system. The homes typically rent for \$500 - \$550/mth and existing lease terms (if tenant occupied) shall transfer at sale. The site is situated on the corner of Tennessee and Harrison near a public library and nearby parks. Old South Baton Rouge is located between LSU campus to the South, The Mississippi River levee system to the West and downtown Baton Rouge to the North and I-110 to the East. SELLER will consider a package deal: \$220, 000 for all 6 homes. Seller has never lived in the homes so disclosure is limited. Sale is As-Is at the Act of Sale.



Matt Bruno

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For full listing details, please scan:

