

2103 Government St
Baton Rouge, LA 70806

 **LOGO** COMING
SOON

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MLS# 2025004028



\$434,900

2,499 Sqft

Two Words! Come see. Restored back to its original glory in the heart of SBR. Traditional appointments enhance authentic dutch style colonial. This home has been lovingly renovated with new kitchens, new baths in both units. This is perfect for Air B&B's or for a LIVE/WORK type business or office. Plenty of rear parking, along with two front spaces. Zoned B-1 for residential or commercial use. It is conveniently located in the Mid City Business Corridor, with so many opportunities. Love all the charm and historical features that the current sellers have enhanced. New central heat and air units, some new plumbing, new interior and exterior paint, new flooring, new tankless water heater, all new appliances, and newer roof. Foundation repairs were also done in 2024. Termite treatment in 2023 and contract remains active. Put your college kids up with two bedrooms, and rent out the bottom two bedrooms to help offset the note. You are going to LOVE this one. Community shared w& d area. Units are nicely furnished and can negotiate a package deal.



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