

7356 Meadowview Ave
Baton Rouge, LA 70810



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MLS# 2025010313



\$199,000

4 Bedrooms | 2 Bathrooms | 1,330 Sqft

Here's a solid investment opportunity with immediate income. This fully updated single-family home is currently leased through May 2026 at \$1,700/month, offering consistent cash flow from day one. Located off Perkins Rd between Pecue and Siegen, this property sits in a high-demand rental area convenient to shopping, dining, and major corridors. Inside, the home features a spacious open-concept layout with a large kitchen outfitted with granite countertops and stainless steel appliances. The kitchen flows into the living area, making it ideal for today's tenant preferences. The primary bedroom includes an attached bath with a new walk-in shower and single vanity. With four total bedrooms, there's flexible space for an office or playroom. The fully fenced backyard includes a storage shed, and the washer, dryer, and refrigerator are all included in the sale. Tenants handle their own yard maintenance, reducing owner responsibility. Roof & AC are approximately 10 yrs old. This is a low-maintenance property in a great location with a reliable tenant already in place perfect for any investor looking to grow their portfolio with a strong return. Seller has four additional rental properties available for sale. Contact agent for more details.



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