

4830 Kennesaw Dr
Baton Rouge, LA 70817



LOGO COMING
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MLS# 2025011216



\$420,000

4,200 Sqft

*Fully Leased 4-Plex in Baton Rouge s Shenandoah Ridge \$3, 975 Monthly Income! Address: 4830 Kennesaw Dr., Baton Rouge, LA Community: Sought-after Shenandoah Ridge (near O Neal & Antioch) Looking for a turnkey income property with zero vacancy? This 4-plex is 100% occupied and producing \$3, 975/month in rental income from day one. Located in a prime, high-demand area close to schools, parks, shopping, and dining, this is a solid, low-maintenance investment. *Property Breakdown: 2 Units: 3 BR / 2 BA / 1, 100 sq. ft. each 2 Units: 2 BR / 1.5 BA / 1, 000 sq. ft. each All units feature: Open-concept living Brick fireplace 1 bedroom + 1 bath downstairs Upstairs bedrooms with full bath Units A & C are identical; Units B & D are identical Orientation: A & B face the street, C & D face the backyard * Financials: Monthly Gross Income: \$3, 975 Annual Gross Income: \$47, 700 HOA: \$328/month (covers water, lawn care, pool upkeep chemicals/electricity & security lighting) *Investor Advantages: Fully rented cash flow from day one Strong rental area with consistent tenant demand Low exterior maintenance thanks to HOA coverage *SHOWING POLICY: No showings until seller accepts an offer with proof of funds or pre-approval letter.



Sheila Goins
Phone: (225) 921-2427
RE/MAX Select

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