

**4830 Kennesaw Dr**  
Baton Rouge, LA 70817



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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**

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