

**440 West Dr**  
Baton Rouge, LA 70806



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**MLS# 2025013025**



**\$375,000**

**2,470 Sqft**

Charming Mid City Duplex with Long-Term Appeal, New Roof & Prime Location Discover this character-filled 1940s duplex in the heart of Mid City, just steps from the Beer Garden, the new YMCA, and all the creative energy this artsy neighborhood has to offer. With two spacious 2-bedroom, 1-bath units one up, one down this property offers both charm and investment potential. It features a brand new roof and fresh interior and exterior paint, making it move-in or rent-ready. The upstairs unit has vintage appeal with original windows, great natural light, gas central heat, and window unit A/C. The downstairs unit is on central air and has its own inviting charm. One tenant loved it so much, they stayed for eight years a testament to the comfort and convenience of the location. Whether you're looking to invest, house-hack, or live in one unit while renting the other, this Mid City gem delivers.



**Kyle Petersen**

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United Properties of Louisiana

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