

**4148 Mohican St**  
Baton Rouge, LA 70805



**LOGO** COMING  
SOON

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**MLS# 2025014544**



**\$75,000**

**2 Bedrooms | 1 Bathroom | 1,215 Sqft**

BACK ON THE MARKET DUE TO FINANCING ISSUES. CALLING ALL INVESTORS!! Great investment property with long tenured tenant in place. Rent is \$1050.00 a month. OR it can prove to be a great home for a first-time homebuyer looking to get into something with minimal work but big reward. The seller spared no expense with the updates/amenities to ensure a family would want to live here. This home has a nice paint palette, updated flooring, sturdy kitchen cabinets, updated plumbing, ac unit, good roof along with a nice privacy fenced in backyard. DO NOT DISTURB THE TENANT. MAKE OFFERS SUBJECT TO INSPECTION. ALL OFFERS MUST BE ACCOMPANIED BY PROOF OF FUNDS IF CASH OFFER OR PREAPPROVAL LETTERS WITH IDENTIFYING TERMS IF ITS GOING TO BE A FINANCED DEAL.



**Dana Littles**

Phone: (225) 241-0958

Dana Littles

For full listing details, please scan:

