

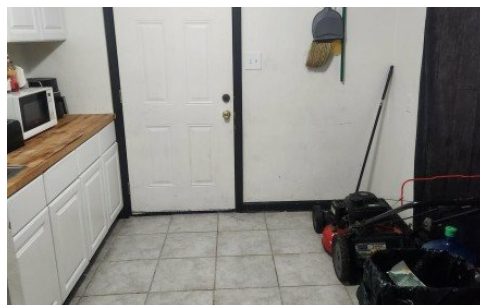
**4135 Mohican St**  
Baton Rouge, LA 70805



**LOGO** COMING  
SOON

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**MLS# 2025014546**



**\$75,000**

**2 Bedrooms | 1 Bathroom | 605 Sqft**

THIS COTTAGE STYLE HOUSE IS CUTE AS A BUTTON! Small in stature yet BIG with character. This cute 2-bedroom home is fully equipped with updated flooring, new hvac unit, hot water heater, roof, brand new washer/dryer, stove and fridge. Nice concrete driveway leads to the huge fenced in backyard that is perfect for outside events. This is perfect for the savvy investor looking to add to their rental portfolio as there is currently a tenant in place paying 950.00 a month rent. OR could be the opportunity a first-time homebuyer needs to own without having to do much more than purchase and move-in. DO NOT DISTURB TENANT AND MAKE ALL OFFERS SUBJECT TO INSPECTION. BEING SOLD AS-IS. INSPECTIONS WILL BE FYI ONLY NO REPAIRS WILL BE MADE. OFFERS TO BE ACCOMPANIED BY PROOF OF FUNDS IF CASH OFFER OR PREAPPROVAL LETTER WITH TERMS IDENTIFIED IF FINANCED SELL.



**Dana Littles**

Phone: (225) 241-0958

Dana Littles

For full listing details, please scan:

