

**4358 Foster Dr**  
Baton Rouge, LA 70805

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**MLS# 2025015520**



**\$78,500**

**1,020 Sqft**

This updated duplex investment property is ready for its next owner! A long-term tenant currently occupies the fully modernized downstairs unit, generating immediate rental income. This unit also features laminate countertops and concrete stain floors. The upstairs unit is tenant-ready and prepared to create revenue, offering substantial cash flow potential. The kitchen features laminate countertops and ceramic and vinyl flooring. Both units are equipped with heating and cooling, and the property's conversion to all-electric makes utilities efficient and straightforward; the owner is responsible for paying for water and sewage. This unit is also zoned commercial and can be used as an office, beauty salon, barber shop, tax office, law office, or other similar uses. This property is ideal for savvy investors who are seeking a balance between stability and growth.



**Alice James**

Phone: (225) 954-0161

Clear Choice Realty Louisiana

For full listing details, please scan:

