

**9336 & 9338 Prescott Dr**  
Baton Rouge, LA 70814



**LOGO** COMING  
SOON

Powered by **homes.theadvocate.com**

**MLS# 2025015609**



**\$149,900**

**1,988 Sqft**

Investment Opportunity with Immediate Cash Flow! This well-maintained duplex is ideal for investors or owner-occupants looking to offset their mortgage with rental income. Live in one unit and rent out the other, or lease both for strong monthly returns. Each unit features: \* 2 bedrooms / 1 bathroom \* Spacious living and dining areas \* Functional kitchen \* In-unit laundry hookups \* Separate utility meters tenants pay their own utilities Recent upgrades include fresh interior paint, making the property move-in or rent-ready. Please do not disturb tenants. Don't miss this opportunity to build equity and generate income!



**Benjamin Nguyen**  
Phone: (225) 281-6911  
Magnolia Roots Realty LLC

For full listing details, please scan:

