

9336 & 9338 Prescott Dr
Baton Rouge, LA 70814



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SOON

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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
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Magnolia Roots Realty LLC

For full listing details, please scan:

