

**9346 & 9348 Prescott Rd**  
Baton Rouge, LA 70814



**LOGO** COMING  
SOON

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**MLS# 2025015608**



**\$149,900**

**1,979 Sqft**

Back on Market! 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:

