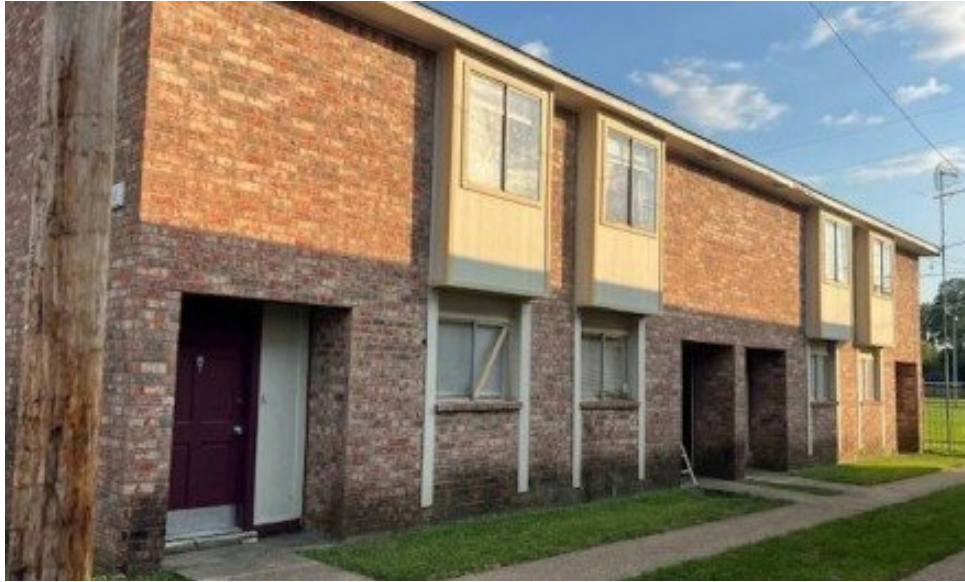


1646 Jade Ave
Baton Rouge, LA 70810



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\$325,000

4,288 Sqft

4-Plex for Sale in a desirable and high-demand rental area. Whether you're a seasoned investor looking to expand your portfolio or a first-time buyer seeking passive income, this property offers immediate cash flow and long-term upside. Each unit is fully occupied with reliable tenants. With rising rental demand in the area and limited multi-family inventory, this 4-plex combines stable income with strong appreciation potential a smart buy-and-hold or 1031 exchange candidate. Don't miss out on this opportunity to own a cash-flowing asset in a market where multi-unit properties are increasingly hard to find. Measurements not warranted by realtor.



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