

1141 W Grant St
Baton Rouge, LA 70802



LOGO COMING
SOON

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MLS# 2025017266



\$149,900

4 Bedrooms | 2 Bathrooms | 1,445 Sqft

INVESTOR or OWNER OPPORTUNITY. Lots of space for the price. 4 BR 2 BA. Near LSU and Downtown on river side of the "Nicholson Corridor." Roof in June 2013 by prior owner. 2025 work included interior updating. Work included foundation strengthening and subfloor replacement as needed. New top floor. Sheetrock repairs and complete interior painting. Plumbing and electrical check and repair as needed including new fixtures, toilets, refinished tub. Being sold AS IS with full waiver of warranty & redhibition rights. Recent appraisal (2022) showed replacement cost valuation at \$188,520 (BEFORE recent work). Some items still remains and will be negotiated with buyer and written into contract such as HVAC, appliances etc.) For sale by owner/agent. Seller selects title attorney and will pay some closing costs and prepaids up to 3%



Steve Myers
Phone: (225) 767-0640
Steve Myers, Broker

For full listing details, please scan:

