

4268 St Gerard Ave
Baton Rouge, LA 70805



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MLS# 2025017391



\$130,000

3 Bedrooms | 1 Bathroom | 1,473 Sqft

INVESTMENT OPPORTUNITY WITH LONG TERM TENANT! Interior photos available upon request. No showings until accepted contract. House is well-kept and has a long-term (16 years) Section 8 tenant in place paying 1150/mo. House did not take on water in 2016 but water rose under the house and caused subfloor damage, so all floors and subfloors were replaced. Roof is 4 years old. HVAC brand new. Flood zone AE, premium is \$750/year for rental dwelling. Please do not disturb tenant.



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For full listing details, please scan:

