

**879 S Eugene St**  
Baton Rouge, LA 70806



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**MLS# 2025017527**



**\$399,000**

**4,671 Sqft**

The house and apartments 3, 4, & 5 have all had some recent updates to the plumbing, electrical and painting. Because of the extensive work being done on the electrical and plumbing the three apartments were left vacant. Apartments 3, 4, & 5 are separately metered for electricity. The house and guest/mother-in-law are together. Water, sewer and garbage pickup are provided by the property owner. These are not your typical Baton Rouge apartments and would be better called the Mid-City Bungalows for their uniqueness. They feature pecky cypress walls, Mexican tile flooring, vaulted and sloped ceilings. One even has a claw foot tub. The house with the guest apartment is a separate building. This property lends itself to many different uses. You could live in the house and rent the attached unit out as a bed and breakfast or lease out the whole kit and caboodle on year long leases. Investors need to check out the very positive cash flow the property provides.



**Kay Gilbert**

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Century 21 Investment Realty

For full listing details, please scan:

