

1227 Lee Dr
Baton Rouge, LA 70808



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MLS# 2025017870



\$282,000

3 Bedrooms | 1 Bathroom | 1,500 Sqft

This property, currently operating as Little Bo-Peep Day Care Located on Lee Drive within the SouthDowns Subdivision, this property offers significant potential for various buyers. The SouthDowns Subdivision is renowned for its historic residential charm, quiet nature, and convenient proximity to LSU, as well as many of Baton Rouge's prominent restaurants and shopping centers. Additionally, the property is situated to the right of the newly renovated Liberty Magnet High School. **roof that is less than 5 years old and HVAC unit is 7 years old. This versatile property is ideal for: ***Investors:** Perfect for those looking to convert the property back to residential use. Approximate After Repair Value (ARV) comparables in the area range from the mid-\$300s to \$500, 000. * **Business Owners:** Suited for those who wish to maintain the existing daycare setup or establish new commercial ventures, such as office space or a rental property. * **First-Time Homebuyers:** Offers a fantastic opportunity to transform the space into a personalized residence. This property presents a compelling investment or homeownership opportunity. PROPERTY TO BE SOLD "AS IS, WHERE IS, WITHOUT WARRANTY AND WITH FULL WAIVER OF REDHIBITION Measurements are approximate and not warranted by Realtor, Broker or Owner.



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