

**3325 Chippewa St**  
Baton Rouge, LA 70805



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**MLS# 2025017897**



**\$25,000**

**2 Bedrooms | 1 Bathroom | 1,100 Sqft**

Investor Special 3325 Chippewa St, Baton Rouge, LA 70805 Exceptional investment opportunity in the growing North Baton Rouge market! This single-family home, situated on a 6,156 sq ft lot, offers incredible potential for rental income, resale value, and long-term equity growth. Comparable properties in the area have sold for \$70K+, with current estimates ranging from \$44K \$56K+. With renovations, this property could achieve rental rates between \$800 \$1,200 per month, producing up to \$14K annually. Located in a strong rental market supported by LSU, major healthcare systems, petrochemical industries, and government employers, the property benefits from rising rental demand and low vacancy rates. Conveniently close to Highland Road Community Park, the Raising Cane's River Center, shopping, dining, and major transportation routes, this is the ideal choice for investors seeking affordable acquisition, consistent cash flow, and long-term appreciation in a revitalizing neighborhood.



**Rayfield Grant**

Phone: (225) 603-9398

CENTURY 21 Bessette Flavin

For full listing details, please scan:

