

8226 Ned Ave
Baton Rouge, LA 70820



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MLS# 2025019962



\$325,000

3,600 Sqft

Rare Investment Opportunity! Discover a unique chance to own three income-producing fourplexes available individually or as a portfolio for an even greater return potential! All units are fully occupied with long-term tenants under one-year leases, offering immediate, steady cash flow from day one. Each building received a brand-new roof in 2024, and consistent preventive maintenance and updates have been completed since acquisition, ensuring peace of mind and minimal future expenses. These properties have been carefully managed and continuously improved, making them a turnkey investment with strong performance and room for growth. Whether you're expanding your portfolio or stepping into multifamily ownership, this is a rare chance to secure stable income and long-term appreciation in a high-demand rental area. Opportunities like this don't come often, act quickly before it's gone!



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