

**8252-54 Skysail Ave**  
Baton Rouge, LA 70820

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SOON

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**MLS# 2025020866**



**\$190,000**

**2,304 Sqft**

Investor's dream! This 3 bedroom 2 Bath duplex is individually metered for electricity and water tenants cover their own utilities. This property is turnkey and cash-flowing, offering long-term stability in one of Baton Rouge's strongest rental markets. Whether you're expanding your portfolio or looking for a first investment property, this duplex checks all the boxes: location, condition, and income.



**Clara Gullett**

Phone: (225) 270-9148

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