

**304 S 17th St**  
Baton Rouge, LA 70802



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SOON

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**MLS# 2026001580**



**\$350,000**

**2,349 Sqft**

Don't miss this incredible opportunity to own a duplex investment in the heart of the Capital City, ideally positioned in an emerging corridor poised for continued growth. Previously used as a sober living home, this versatile duplex is within walking distance to Electric Depot and just minutes from Downtown, Mid-City, and easy interstate access. First-time homebuyers this is your chance to house-hack: live in one unit while the other helps offset your monthly expenses. Investors will appreciate the flexibility for buy-and-hold or potential short-term rental opportunities (buyer to verify use). The property has been recently renovated while preserving its historic integrity and features original hardwood floors, ceramic tile flooring, updated kitchens and bathrooms, and fresh interior and exterior paint. Located within a designated Historic District, the renovations were completed with respect to the character and charm of the home. Contact us today for additional details or to schedule a private showing.



**Richard Spears**

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Prime Properties Realty Group, LLC

For full listing details, please scan:

