

**4736-4738 Paige St**  
Baton Rouge, LA 70811



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**MLS# 202600453**



**\$150,000**

**1,132 Sqft**

Cash flow opportunity in a high demand rental area! This turnkey duplex features two 1BR 1BA units with strong tenant appeal and consistent income potential. Ideal for investors looking to expand their portfolio with a low-maintenance, high demand asset. Prime location near , dining, major roadways, and employment centers ensures continued rental demand. Special financing available, including down payment assistance with a preferred lender, creating flexible acquisition options. Seller to provide a home warranty with an acceptable offer for adding peace of mind . Highly motivated sellers bring all reasonable offers. Opportunities like this don t last secure this income producing property today!



**Brittany Harvey**  
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Goodwood Realty

For full listing details, please scan:

