

1024 N 35th St
Baton Rouge, LA 70802



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MLS# 2026002669



\$96,000

3 Bedrooms | 1 Bathroom | 970 Sqft

Investor special! This Eden Park / college-style home is ideally located within walking distance to restaurants, shops, schools, hospitals, and easy access to the interstate. The property is tenant-occupied on a month-to-month lease, currently generating \$1,350 per month in rental income. All new appliances have been recently installed, including washer, dryer, refrigerator, and window units, all of which will remain with the sale. With a tenant already in place and strong rental demand in the area, this is a great opportunity to add a cash-flowing property to your investment portfolio.



Abraham Slocum
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TGL Group, LLC

For full listing details, please scan:

