

3115 Myrtle Ave
Baton Rouge, LA 70806



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MLS# 2026001337



\$359,000

3 Bedrooms | 2 Bathrooms | 1,735 Sqft

This beautiful 3-bedroom, 2-bath cottage-style home is located in one of the most sought-after pockets of Baton Rouge. Situated between Catholic High School and St. Joseph's Academy, homes in this location rarely come available, making this a prime investment opportunity. The home features numerous updates in recent years, including slab granite countertops, glass tile backsplash, stainless steel appliances, and a gas cooktop. A spacious living room is complemented by a keeping room off the kitchen, offering flexible living and entertaining space. Just off the kitchen is a mudroom leading to the laundry room, adding everyday convenience. Additional highlights include a one-car attached carport, a large backyard, and a large storage building that remains with the home. This property currently has a tenant in place through July, providing immediate income. Tenants also rent parking spaces to nearby students, creating an additional revenue stream. With active rent rolls and an established tenant, buyers may be able to leverage this income to secure favorable commercial financing. Whether you're looking for a turnkey investment or a future owner-occupied home in an exceptional location, this is a rare opportunity.



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