

1941 Southpointe Dr
Baton Rouge, LA 70808



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MLS# 2026002913



\$380,000

4,450 Sqft

Fully Tenant-Occupied 4-Plex Townhome Investment Opportunity, Well-maintained and fully leased 4-plex townhome property featuring a central air conditioning and heating system throughout. Built in 1996, the property has never flooded, offering added peace of mind for investors. The roof was upgraded with durable 30-year architectural asphalt shingles in 2016, and the exterior siding was freshly repainted in 2023, enhancing curb appeal and reducing near-term maintenance needs. The property includes eight off-street parking spaces and spacious units ranging from approximately 1,100 square feet each. Every unit offers a functional and comfortable layout with 2 bedrooms, 1.5 bathrooms, a cozy fireplace, and a large dedicated laundry room. Steel security screen doors are installed on both front and rear entrances for added security and ventilation. Each residence comes equipped with a refrigerator, glass-top electric range, and dishwasher. Ceramic tile flooring is installed throughout the main level in all units, while three units feature laminate flooring on the stairs and second floor. The primary bedroom includes a ceiling fan and dual closets for ample storage. Conveniently located near major medical facilities, the Mall of Louisiana, Perkins Rowe, Southside Produce Market, and a wide variety of dining and shopping options, making this



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