

12360-62 Robbie Ave
Baton Rouge, LA 70815



LOGO COMING
SOON

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MLS# 202600950



\$194,900

2,290 Sqft

GREAT RENTAL INVESTMENT OPPORTUNITY. 2 bedroom, 1 bath (12360 Robbie) rented for \$800 per month to long-term tenant (should rent for \$875-900) who would like to stay following sale if new owner wanted. Rent potential on 3 bedroom, 2 bath is \$1,300 per month. Great air conditioning both sides. New outside 3-ton condensing units in 2023 for 12362 Robbie and 2025 for 12360 Robbie. Main electric breakers and meter pans changed in 2018. Brick and Vinyl siding exterior. Roof changed March 2022 with 30 year architectural shingles. Fully fenced in back yard. The property has never flooded.



Michelle Chapple
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Compass - Perkins

For full listing details, please scan:

