

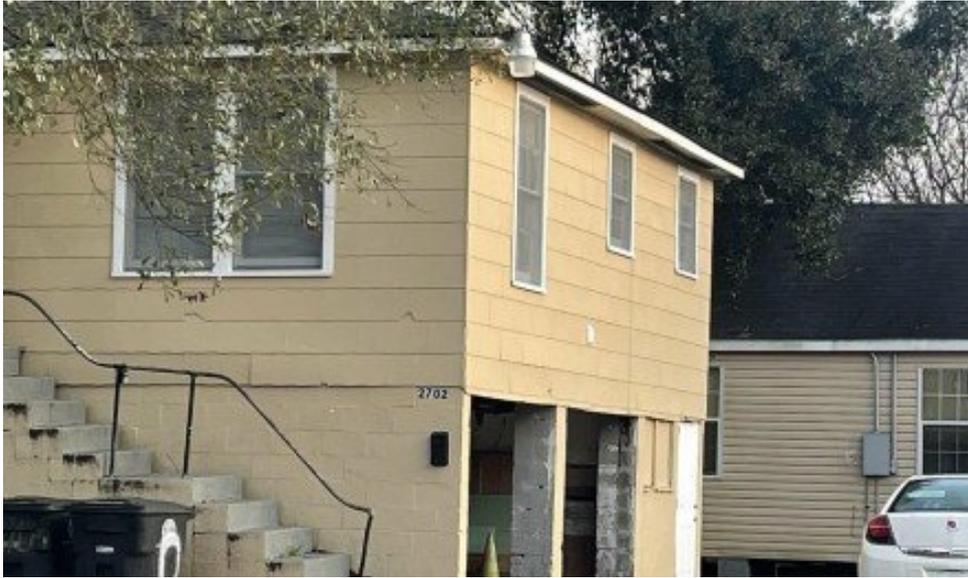
2702-2704 Iroquois St
Baton Rouge, LA 70805



LOGO COMING
SOON

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MLS# 2026003130



\$150,000

1,315 Sqft

Investor Special - Great investment opportunity with Immediate Cash Flow! This newly renovated income-producing property features two tenant-occupied units already in place. Fully tenant-occupied duplex generating income from day one. Unit 1 is a 2BR/1BA with a tenant paying \$900/month, providing stable and reliable rental income. Unit 2 is a 1BR/1BA currently leased at \$650/month. No vacancy concerns. Start collecting rent at closing! Ideal for investors looking to expand their portfolio with a performing asset and consistent monthly income. Strong rental demand in the area with upside potential for future rent growth. Flood Zone X. Serious investors only! **DO NOT DISTURB TENANTS.** Showings with a scheduled appointment only.



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eXp Realty

For full listing details, please scan:

