

758 Royal St
Baton Rouge, LA 70802



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MLS# 2026003507



\$545,900

6 Bedrooms | 4 Bathrooms | 3,779 Sqft

Located in historic Beaugard Town, this two-story property offers 3,778 living square feet in the heart of downtown Baton Rouge. Original pine flooring provides character throughout. Currently configured with multiple offices/bedrooms, several full and half bathrooms, a kitchen, waiting/reception areas, and a flex room, the layout lends itself to a variety of uses residential conversion, professional office space, mixed-use, or short-term rental potential. Major value improvements include a new roof (2018), two HVAC systems (2023 & 2024), and a hot water heater (2014). Recent interior updates feature refreshed kitchen cabinetry, recessed lighting, and two renovated full bathrooms offering a strong head start toward full modernization. Strategically positioned with convenient interstate access and close proximity to LSU, the Raising Cane s River Center, State Capitol offices, and downtown dining and entertainment. Solid structure, substantial square footage, and flexible configuration create a rare opportunity in a prime downtown location.



Bradford Griggs
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Compass - Perkins

For full listing details, please scan:

