

**4932-4934 Alvin Dark Ave**  
Baton Rouge, LA 70820



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**MLS# 2026003646**



**\$295,000**

**2,554 Sqft**

Excellent investment opportunity with this tenant-occupied duplex townhome offering immediate rental income. Each unit is updated with neutral paint tones and well-maintained interiors, making it attractive and easy to lease. Tenants pay all utilities, and there are no HOA dues. The property includes a covered carport for convenient parking and is ideally located on the LSU bus route for strong rental demand. A low-maintenance, income-producing property in a highly desirable location! Schedule your showing today!



**Cheyenne Dennis**  
Phone: (225) 444-9397  
Engel & Volkers Baton Rouge

For full listing details, please scan:

