

835/839 N Seventh St
Baton Rouge, LA 70802



LOGO COMING
SOON

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MLS# 2026003651



\$475,000

1,362 Sqft

Prime Investment Opportunity in the Heart of Spanish Town! Don't miss this rare duplex opportunity located directly on the Spanish Town Parade Route in highly desirable Spanish Town! Whether you're looking to expand your investment portfolio or live in one side and rent the other, this property offers incredible flexibility and charm. Each side features: 1 spacious bedroom Comfortable living room Full bath Washer & dryer Refrigerator Beautiful wood floors throughout The property has been updated and is truly turnkey, ready for immediate occupancy or rental income. Outside, you'll fall in love with the inviting front porch, perfect for parade season entertaining, and a fenced-in backyard ideal for gatherings. The huge workshop provides endless possibilities use it for storage, a studio, or convert it into a private office space. Additional highlights include a durable forever metal roof, adding long-term value and peace of mind. Properties like this on the Spanish Town parade route don't come available often this is your chance to own a piece of one of Baton Rouge's most iconic neighborhoods. Schedule your showing today before it's gone! THE 839 UNIT HAS A TENANT AND SELLERS ARE HONORING THE LEASE AND HAS JUST RENEWED FOR ANOTHER YEAR.



Danni Downing
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