

**565 W Garfield St**  
Baton Rouge, LA 70802



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**MLS# 2026004279**



**\$124,000**

**1,400 Sqft**

Great Investment Opportunity Renovated Duplex Near LSU Don't miss this newly renovated duplex ideally located near Louisiana State University, making it a fantastic opportunity for investors or owner-occupants. Each unit features 1 bedroom and 1 bathroom, offering comfortable and efficient living spaces in a highly desirable location. Recent updates include a brand-new roof, new flooring throughout, and fresh interior paint, giving both units a clean, modern feel. The renovations provide low-maintenance ownership and strong appeal for tenants. Conveniently situated near the bus route to LSU, this property offers easy transportation for students and staff. It is also located near a local elementary school, adding to the property's accessibility and neighborhood appeal. With its prime location, recent upgrades, and strong rental potential, this duplex is a great addition to any investment portfolio. Schedule your showing today and take advantage of this excellent income-producing property!



**Ryan Smith**  
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