

1769 Blvd De Province
Baton Rouge, LA 70816



LOGO COMING
SOON

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MLS# 2025022060



\$74,900

2 Bedrooms | 2 Bathrooms | 1,160 Sqft

Investor Opportunity Strong Rental Potential in Baton Rouge Attention investors: this updated 2 bed, 2.5 bath townhome at 1769 Blvd De Province in Baton Rouge presents a strong opportunity for immediate rental income. With estimated rental potential of approximately \$1,250 per month, this property offers an attractive option for investors seeking steady cash flow in a high-demand rental area. The home features a functional dual-suite layout, making it especially appealing for tenants who value privacy ideal for roommates, young professionals, or small families. The property has been recently updated with modern flooring, fixtures, and a refreshed kitchen, reducing the need for immediate renovations and allowing for faster tenant placement. The open floor plan living area creates a bright and comfortable space, while the two separate bedrooms each include private bathrooms, enhancing tenant appeal and long-term occupancy potential. The additional half bath downstairs adds convenience for guests. Located in a highly accessible Baton Rouge location near shopping, restaurants, schools, and major roadways, this property benefits from strong rental demand and convenience for tenants. Whether you are looking to expand your rental portfolio, secure a long-term buy-and-hold property, or generate consistent monthly income,



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