

301 Meadow Bend Dr
Baton Rouge, LA 70820



LOGO COMING
SOON

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MLS# 2026001626



\$202,500

3 Bedrooms | 2 Bathrooms | 1,353 Sqft

Turn-key investment opportunity in one of Baton Rouge's most reliable rental corridors. This well-maintained 3BR/2BA property is tenant occupied with a lease in place through May 15, 2026, providing immediate rental income and a stabilized asset from day one. The home features a spacious living area with a fireplace, a functional kitchen, and a fenced backyard, offering a practical layout that consistently appeals to renters. The property has been well maintained by the owner, and the current tenant takes excellent care of the interior. Situated just minutes from LSU, the Nicholson corridor, downtown Baton Rouge, major medical centers, dining, and retail, this location continues to see strong rental demand from students, faculty, medical professionals, and young professionals. Properties in this area have a long track record of strong occupancy and consistent leasing activity. An excellent opportunity for both new and experienced investors seeking to add a stable, income-producing property in a proven Baton Rouge rental market. Showings require notice due to tenant occupancy. Contact agent for rent details and investor information. Photos are edited by a professional photo editor for marketing purposes. Some photos may have Ai Generated Furniture in the homes for visualization purposes.



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