

12366-12368 Warfield Ave
Baton Rouge, LA 70815



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MLS# 2026002178



\$180,000

2,296 Sqft

Duplex in Ashley subdivision. First unit is 2 bedrooms and 1 bathroom. Second unit is 4 bedrooms and 2 bathrooms. Each unit has separate entrance, separate meters and separate AC and heater units. Both units are occupied by long term tenants. Perfect investment opportunity, incredible potential and cash flow from day one. Unit 1 current rent is \$800/month and unit 2 is \$1000/month. Conveniently located to access all shopping and dining destinations.



Ivan Chandra

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The Virtual Realty Group

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