

1732 General Cleburne Ave
Baton Rouge, LA 70810



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SOON

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MLS# 2026003631



\$188,000

3 Bedrooms | 2 Bathrooms | 1,587 Sqft

1732 General Cleburne Ave represents a rare opportunity in Baton Rouge that combines an ideal location with significant long-term upside. Situated in the South Burbank area just minutes from LSU and downtown, this 3-bedroom, 2-bathroom home offers 1,587 sq. ft. of versatile space perfectly positioned for multiple buyer strategies. Investors: the property is currently tenant-occupied, making it a rent-ready addition to your portfolio in a zip code where rental demand remains strong. First-time homebuyers: this is your chance to step into ownership with programs that may allow 100% financing and down payment assistance own for less than renting while you build equity. Parents of college students: skip dorm costs and invest instead purchase near campus, let your student live here, and potentially offset the mortgage by renting rooms to roommates. It s also an ideal house-hack starter home live in it now, then convert it into a future rental asset when you re ready to level up. Properties this close to LSU and downtown don t sit long once buyers see the numbers and the location. Call today for details, occupancy information, and to secure your showing.



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