

835 Iris Street
Baton Rouge, LA 70802



LOGO COMING
SOON

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MLS# 2026005602



\$197,000

2 Bedrooms | 1 Bathroom | 1,119 Sqft

This is a fantastic opportunity to own a well-maintained, income-producing property generating \$2200 per month. Both the main home and garage apartment are currently leased, providing immediate cash flow, and all leases must be honored through their terms. The property features updated thermal pane windows and central heat and air in each unit for comfort and efficiency. The front home offers 1,119 living square feet with two bedrooms and one beautifully updated bathroom featuring tile and a walk-in shower, while the garage apartment adds an additional 532 square feet (not included in total living area), also with 1 bedroom and one bathroom or living room area can be converted to a second bedroom). Interiors in both units are in great condition. The garage apartment roof was replaced in 2021, adding peace of mind. Located in Flood Zone A, the property currently benefits from reduced insurance premiums thanks to an elevation certificate. Additional features include a downstairs storage area with washer and dryer for the garage apartment, covered parking and additional parking pad in front of the home. This is a smart investment with solid long-term potential.



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CENTURY 21 Bessette Flavin

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