

**8040-8042 Ned Ave**  
Baton Rouge, LA 70820



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**MLS# 2026004274**



**\$289,900**

**2,382 Sqft**

New construction duplex featuring 3 bedrooms and 2 bathrooms per unit, offering an excellent opportunity for owner-occupants or investors. Property qualifies for FHA, VA, or Conventional financing when owner occupies one side, making it ideal for a house-hack strategy live in one unit and rent the other. Projected completion date April 30 with anticipated closing May 1. This is 1 of 3 duplex units currently available, each offering spacious layouts, modern finishes, and strong rental appeal. Contact listing agent for floor plans, rental projections, and availability details.



**Wayne Williams**  
Phone: (832) 266-5091  
B Shivers Realty

For full listing details, please scan:

