

4932 Alvin Dark Ave
Baton Rouge, LA 70820



LOGO COMING
SOON

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MLS# 2026006352



\$129,900

2 Bedrooms | 2 Bathrooms | 1,188 Sqft

Check out this income-producing duplex just minutes from LSU! Opportunities like this do not come around often, especially in a location with consistent rental demand. This tenant-occupied duplex offers immediate cash flow from day one. This unit features well-maintained interiors with neutral paint tones that appeal to a wide range of tenants and help keep vacancies low. Even better, tenants pay all utilities, helping maximize your return while keeping operating costs simple. Located on the LSU bus route, this property sits in a high-demand rental corridor where student and long-term tenants alike continue to drive strong occupancy. A covered carport provides convenient parking, and with no HOA dues, ownership remains straightforward and investor-friendly. Whether you are looking to expand your portfolio, secure a reliable income property near LSU, or take advantage of the recent price adjustment, this is the kind of opportunity serious investors move quickly on.



Cheyenne Dennis

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