

**4707 Tigerland Ave**  
Baton Rouge, LA 70820



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**MLS# 2026007412**



**\$400,000**

**34,946 Sqft**

This offering comprises two apartment buildings totaling 32 units across approximately 34,946 square feet on a 1-acre site. The unit mix features 24 two-bedroom/one-bath and 8 one-bedroom/one-bath layouts, complemented by two surface parking areas providing approximately 48 spaces. Strategically located in close proximity to Louisiana State University (LSU), the property is positioned to capture sustained rental demand from students, faculty, and employees of nearby institutions and businesses. The asset presents a rare opportunity to execute a comprehensive renovation and repositioning strategy without the constraints of in-place tenancy as all the units are vacant or month-to-month tenancy. With unit-level and property-wide improvements, an investor can bring the asset to market standards and capitalize on the area's proven rental fundamentals. The combination of scale, efficient unit mix, and a clean slate for lease-up makes this an ideal project for value-add investors seeking meaningful upside in one of Baton Rouge's most established rental submarkets. Offering Memorandum - <https://acrobat.adobe.com/id/urn:aaid:sc:US:e7c49839-bfa2-456b-8aa0-0295ab647c8b>



**Scott McCubbin**

Phone: (985) 217-7284

CENTURY 21 Action Realty Inc

For full listing details, please scan:

