

1474-1476 Sharlo Ave
Baton Rouge, LA 70820



LOGO COMING
SOON

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MLS# 2026007121



\$245,000

4,318 Sqft

Rare investment opportunity to purchase two attached townhouses in the desirable Sharlo Subdivision, an established and beautifully maintained community located just outside of LSU. This attractive neighborhood features sidewalks, mature landscaping, and convenient access on the LSU bus route, making it an ideal location for students, professionals, or long-term rental demand. Buy one or purchase both for an outstanding income-producing or multi-generational living opportunity. Each two-story unit offers a smart and functional layout with a full bedroom and full bathroom upstairs, plus an additional full bedroom and full bathroom downstairs. The downstairs living areas feature spacious living rooms with tall ceilings, dining areas, and separate kitchens equipped with a refrigerator, range, and dishwasher. Each unit also includes a dedicated laundry room with washer and dryer included. Step outside to private fenced backyards finished with low-maintenance shell gravel, perfect for easy upkeep. Covered parking and exterior storage rooms were updated in 2025 on both units. Major recent improvements include roofs replaced in 2020 & 2018 and the HVAC system in one unit replaced in 2025. Both properties have never flooded and are located in Flood Zone X. Currently tenant occupied with month-to-month



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For full listing details, please scan:

