

**1310 Oriole St**  
Baton Rouge, LA 70807



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**MLS# 2026007876**



**\$255,000**

**3,750 Sqft**

Investment opportunity near Southern University! 8-unit multifamily property featuring all 1-bedroom, 1-bath units (approximately 468 sq ft each). Property needs renovations and offers strong value-add potential. Excellent opportunity for possible student housing or rental income expansion in a high-demand area near campus. Great upside for renovation and repositioning. Includes parcels 1200003 and 1200011. The buildings are currently boarded, and the seller will need to pay to have them unboarded, so serious buyers only. An appraisal is included in the documents section for buyer review. Seller is motivated but will not consider low or unrealistic offers. Interior access will be granted after an accepted offer, contingent upon inspection, along with submission of proof of funds or a bank pre-approval letter for a construction/renovation loan.



**Joy Russell**

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Keller Williams Realty Red Stick Partners

For full listing details, please scan:

