

**1023 Laurel St**  
Baton Rouge, LA 70802



**LOGO** COMING  
SOON

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**MLS# 2026008852**



**\$300,000**

**3,386 Sqft**

**BRAND NEW ROOF!!!!** Welcome to this exceptional multi-family home which is divided into 3 separate apartments. This could also be utilized as a multi-commercial office space/investment opportunity! If you love the charm of old homes (estimated that it was built in 1940) with 12' ceilings, original oak floors, & cast iron tubs, you'll love this ideally located 2565 sq/ft home. Uniquely built with 3 apartments and located blocks away from Spanish Town and the Baton Rouge Downtown Development District, and not far from mid-city & LSU. It is the perfect investment opportunity! With a big beautiful porch, the front apartment of the home is currently leased w/ 2BD/1BA, gated along side courtyard & offers 1017 sq ft of living area. The side apartment, has its own driveway and parking and offers 1BD/1Ba, 921 sq. ft. with a sunroom, lots of storage space, an office nook, back covered deck & gated back yard. Currently vacant, with freshly painted kitchen and brand new appliances, this apt is ready for a new tenant/or owner occupant, NOW. The back apartment, which is leased, is a 1Bd/1BA and 626 sq ft. Large shed in back offers one side of storage and one side of Utility room/creative space. \* In-unit laundry hookups in the front and rear apts \* Separate utility meters \*- tenants pay their own utilities.\* Owner covers Wi-Fi bill of around \$80/mo. This income-



**Stacey Boudreaux**

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