

**204 E State St**  
Baton Rouge, LA 70802



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**MLS# 2026009211**



**\$350,000**

**1,426 Sqft**

Developer's Dream Near LSU Income Now, Expansion Potential for the Future Unlock the possibilities with this exceptional Baton Rouge investment opportunity featuring two income-producing duplexes plus two additional lots in a rapidly growing corridor just minutes from Louisiana State University. Located at 204-206 E. State Street and 226 A&B State Street, 240 E State Street (lot) and a parcel in between properties, this rare multi-property package offers the perfect blend of immediate cash flow and outstanding redevelopment potential. Fully occupied and generating steady rental income, these well-maintained duplexes showcase timeless architectural charm with desirable features including 9-foot ceilings, hardwood floors, newer roofs, and individually metered utilities for streamlined management and tenant convenience. The prime location near LSU ensures continued rental demand and long-term investment stability. What truly sets this portfolio apart is the incredible opportunity for new construction and multi-unit development. The additional lots create a unique canvas for developers/investors looking to expand, build additional units, increase density, or capitalize on the area's ongoing growth and housing demand. This multi-property package is ideal for investors seeking stable cash flow, proximity to LSU, and long-



**Perry Musgrow**

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Bridgewater Realty Advisors

For full listing details, please scan:

