

8270 Ned Ave
Baton Rouge, LA 70820



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SOON

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MLS# 2026010517



\$328,000

3,774 Sqft

Looking for an investment in the heart of Baton Rouge? LOOK NO FURTHER! 8270 NED AVE, This fourplex , each unit features 2 bedrooms & 2 full baths. Every unit is individually metered for electricity and water, tenants cover their own utilities. All units have been upgraded inside with no Carpet. Roof fully replaced in 2022, 4 HVAC units are newly and 4 water heaters (2 of them are less than 5 years old), 4 refrigerators (including brand-new one) are included in the sale. This property is turnkey and cash-flowing, offering long-term stability in one of Baton Rouge s strongest rental markets. Whether you re expanding your portfolio or looking for a first investment property, this fourplex checks all the boxes: location, condition, and income. Please do not disturb tenants. Showings are available at unit B. Unit D tenant just moved out on June 6, 2026.This unit had been renting \$800/m for years. Unit C has a long term tenant who has paid the rent on time for years, The Landlord/Seller has not raised the rent. this property presents a strong investment opportunity delivering reliable cash flow .



Jin Peng

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