

**9986 Avenue C**  
Baton Rouge, LA 70807



**LOGO** COMING  
SOON

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**MLS# 2026011289**



**\$190,000**

**3 Bedrooms | 2 Bathrooms | 1,337 Sqft**

**TURNKEY INVESTMENT OPPORTUNITY WITH IMMEDIATE CASH FLOW** Built just one year ago, this beautifully designed home offers the perfect combination of modern construction, low maintenance ownership, and dependable rental income. Currently tenant occupied with a lease in place through April 21, 2027, this property is an outstanding opportunity for investors seeking a move in ready asset with income already in place. For future homeowners, this is your chance to secure a nearly new home today while planning for future occupancy. Conveniently located near Southern University with quick access to major highways, Baton Rouge Metropolitan Airport, shopping, dining, and area attractions, this location provides both accessibility and convenience. The thoughtfully designed open concept layout creates a bright and spacious feel throughout the home. The kitchen is equipped with granite countertops, attractive cabinetry, ample storage, and generous workspace that opens seamlessly into the living and dining areas. The primary suite and guest accommodations offer comfort and functionality, while both bathrooms feature contemporary finishes and stylish illuminated mirrors that add a modern touch. Built with quality and durability in mind, this home features Hardie Board siding, a fortified roof system,



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