

638 Eddie Robinson Sr Drive
Baton Rouge, LA 70802



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MLS# 2026012422



\$280,000

2,114 Sqft

Welcome to this striking contemporary duplex in Downtown East, officially recognized as a National Historic District in 2018. Set on a lush, tree-shaded lot, this elevated two-story residence has a covered carport and off-street parking below a rare find this close to the heart of the city. A true turnkey investment: both units are currently occupied by reliable tenants with rental contracts in place through July 2027, giving a new owner immediate, uninterrupted income from day one no lease-up period, no vacancy gap. It's the kind of stabilized, cash-flowing asset investors look for in an area where long-term demand keeps units full. Location is everything here. Downtown East puts you just minutes from downtown Baton Rouge, LSU, and the Mississippi River levee, with quick access to I-10/I-110 and the walkable charm this historic corridor is known for. The address appeals to LSU-area renters, young professionals, and hospital/downtown employees alike the fundamentals that keep vacancies low and rents strong. Inside, both units are bright, modern, and well-maintained, featuring open-concept layouts, cool-toned gray walls, crisp white trim, and durable wood-look plank flooring throughout. Each kitchen is outfitted with stainless steel appliances and ample cabinetry, while fresh, tasteful bathrooms include a charming clawfoot soaking tub that



Priya Jacob

Phone: (225) 202-5973

eXp Realty

For full listing details, please scan:

