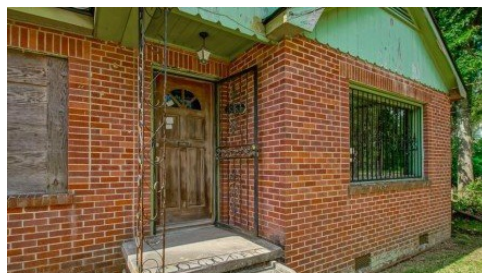


2658 Jefferson Ave
Baton Rouge, LA 70802



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MLS# 2026012643



\$125,000

3 Bedrooms | 2 Bathrooms | 1,900 Sqft

Unlock the potential of this unique investment opportunity! Offered together with the adjoining vacant lot, this property includes two separate tax parcels, creating possibilities for renovation, expansion, future investment, or exploring the potential of the additional parcel. The adjoining parcel was previously improved with a residence, offering added flexibility for the next owner. Buyer to verify zoning, restrictions, utilities, and future development potential. Built with enduring brick construction, this home features three bedrooms, two bathrooms, multiple living spaces, an office, loft, and original hardwood flooring in portions of the home. Original architectural details and a spacious floor plan provide an excellent foundation for restoration while preserving the character that makes older homes so appealing. The electrical panels have been replaced; however, electrical service is not currently active, no electric meter is installed, and utilities are not active. Property is being sold AS IS, with no repairs to be made by the seller. Conveniently located just minutes from Downtown Baton Rouge, Interstate 110, the State Capitol, universities, hospitals, shopping, dining, and public transportation, this property offers convenient access to many of the city's major destinations. Buyer to verify square footage, zoning, lot dimensions, restrictions, utilities, and all



Tanya Pulver

Phone: (337) 540-3391

CENTURY 21 Bessette Flavin

For full listing details, please scan:

