

3187 Wyoming St
Baton Rouge, LA 70802



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MLS# 2026012677



\$379,900

3,200 Sqft

Investor Gem! Prime Investment Opportunity Just Minutes from LSU! This move-in ready fourplex offers an exceptional opportunity for investors and owner-occupants alike. Featuring four 2-bedroom, 1-bath units, each with a full kitchen, laundry connections, and dedicated parking, this well-maintained multifamily property is ideally located within walking distance of LSU, providing convenience for students, faculty, and working professionals. Significant updates have already been completed, including a new roof installed in 2024, newer Hardie siding, new flooring, newer water heaters, a new privacy fence enclosing the property, and TAP insulation installed in 2025, helping reduce future maintenance & utility expenses and adding long-term value. Currently income-producing with three units occupied and one vacant for easy showings, the property offers an excellent opportunity to begin generating rental income immediately while leasing the remaining unit. Market rent is approximately \$1,000 per unit, making this an attractive addition to any investment portfolio. Whether you're looking to expand your multifamily portfolio, acquire a long-term rental, explore short-term rental opportunities, or take advantage of owner-occupant financing, this property offers outstanding flexibility. Eligible buyers may even have the



Kailyn Hubbard

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Kaizen Home Sales and Services, LLC

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