

3216 N Foster Dr
Baton Rouge, LA 70805



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MLS# 2026014472



\$250,000

2,478 Sqft

Turnkey Investment Opportunity 4 Duplexes | 8 Total Units | Prime Mid-City Location If you've been waiting for a solid multifamily investment that checks all the boxes, this is it. These 4 duplexes (8 total units) are clean, well-maintained, and exactly the kind of property investors are always looking for low maintenance, desirable floor plans, and an unbeatable location. Each single-story unit offers 1,236 square feet with 3 bedrooms and 2 full bathrooms, making them highly desirable for long-term tenants. Inside, you'll find ceramic tile flooring throughout, granite countertops, stainless steel appliances, a breakfast bar, dishwasher, and a spacious pantry the modern finishes today's renters love. Every unit features a private rear entrance leading to a small grassy outdoor area, plus its own dedicated concrete parking space. The attractive brick exterior provides lasting curb appeal while keeping exterior maintenance to a minimum. The location is a huge win. Just minutes from Mid City, Downtown, hospital, shopping, restaurants, entertainment, and everyday conveniences, this property offers connected lifestyle that continues to attract quality tenants. Sidewalks and easy access to major roadways make commuting simple. Whether you're looking to expand your real estate portfolio, complete a 1031 exchange, or invest in an income-producing



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