

4170 Janet Ave
Baton Rouge, LA 70820

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MLS# 2026014539



\$468,000

4,288 Sqft

170 Janet Ave offers a unique value-add investment opportunity within walking distance of Tiger Stadium. The property includes a 2,400 SF, 3-bedroom/2-bath main residence plus two detached apartments, creating multiple potential income streams in a highly desirable LSU-area location. The property is currently vacant and in need of cosmetic improvements, providing an investor the opportunity to renovate, reposition, and establish market rents. Beyond its near-term income potential, the property may also offer a compelling long-term redevelopment opportunity given its location near LSU and Tiger Stadium, subject to applicable zoning, land-use regulations, and governmental approvals. - Approximately 4,288 SF of total living area across three residential units - Main House: 2,400 SF | 3 BR / 2 BA - Two Detached Apartments: 577 SF 1 BR / 1 BA and 1,311 SF 3 BR / 2 BA - Separately metered apartments provide added operational flexibility - Walkable to Tiger Stadium, offering both near-term value-add potential and long-term redevelopment optionality



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KW Commercial Baton Rouge

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