

5655 Capital Heights Ave
Baton Rouge, LA 70806



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MLS# 2026014758



\$305,000

1,642 Sqft

INVESTOR OPPORTUNITY in the Heart of Capital Heights! This well-maintained duplex offers the perfect opportunity for an investor or owner-occupant looking to live in one unit while generating rental income from the other. Improvements include updated electrical, new AC window units, added insulation, and energy-efficient windows throughout. Roof was replaced in 2021. Unit A features a one-bedroom, one-bath open-concept floor plan. Unit B is a vacant two-story unit offering two bedrooms and 1.5 baths, with both bedrooms connected to a full bath and one bedroom also featuring a private half bath. The property includes a shared indoor laundry room and private fenced yards for each unit. The owner currently pays electricity, gas, water, and trash for both units. Located in one of Baton Rouge's most desirable neighborhoods, you'll enjoy easy access to LSU, Downtown, Mid City, local restaurants, coffee shops, shopping, parks, and entertainment. Whether you're expanding your investment portfolio or searching for a home with income-producing potential, this Capital Heights duplex is one you won't want to miss!



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