

9245 Samoa Ave
Baton Rouge, LA 70810



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MLS# 2026015064



\$138,000

3 Bedrooms | 2 Bathrooms | 1,525 Sqft

Investor special with strong upside in a prime South Baton Rouge location. This 3-bedroom, 2-bath brick ranch sits on a spacious lot with a large backyard a true value-add opportunity for flippers, rental investors, or a buyer willing to renovate and build equity. The layout is functional and flexible, with a large living area opening to a separate paneled den a natural candidate for reconfiguring into a more open, modern plan. Kitchen and both baths are ready for your design. Major systems have already been addressed: new roof, HVAC replaced in 2021, and a new water heater. Covered carport parking plus an extended driveway allow room for multiple vehicles. Minutes from Perkins Rowe, Mall of Louisiana, area hospitals, restaurants, and shopping.



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