

975 Rittiner Dr
Baton Rouge, LA 70806

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MLS# 2026015072



\$325,000

2,080 Sqft

A turnkey duplex investment in one of Baton Rouge's most sought-after rental corridors, Mid-City/Garden District. This property offers two 2-bedroom, 1-bath units under one roof, each with its own private entrance: one on the ground floor, one upstairs. Both units feature wood flooring throughout and come fully equipped with appliances, including refrigerator, range, microwave, and in-unit washer and dryer. The property sits on a generously sized lot with private parking in the rear, a genuine advantage in this walkable, established neighborhood. This is a proven investment with a track record of easy rentability and consistent tenant demand, close to shopping, dining, and downtown Baton Rouge. It's equally suited to the investor looking to add a stabilized income property to their portfolio, or to an owner-occupant who wants to live in one unit while the second unit's rent helps offset the mortgage. Whether you're expanding a rental portfolio or taking your first step into real estate investing, this property offers location, flexibility, and low-maintenance living in one package.



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For full listing details, please scan:

