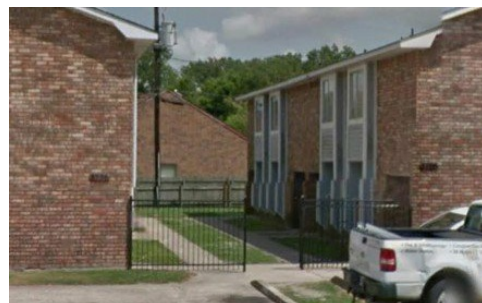


8736 Elvin Dr
Baton Rouge, LA 70810



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MLS# 2026015326



\$340,000

4,000 Sqft

Don't miss this remarkable investment opportunity! This well-maintained fourplex offers strong income potential with the added advantage of owner-occupancy. One unit can potentially be used for an owner-occupant, giving the new owner the opportunity to house hack live in one unit while the rental income from the remaining three units helps offset the mortgage. Prefer to maximize cash flow? Simply rent all four units for increased monthly income. Each spacious townhome-style unit features 2 bedrooms, 1 full bath, and 1 half bath, a cozy fireplace, and comes complete with a refrigerator, dishwasher, washer, and dryer. Residents will also enjoy a fully fenced private patio, offering the perfect space for relaxing or entertaining. Ideally situated with easy access to shopping, dining, schools, major employers, and commuter routes, this property boasts a very attractive location that is truly convenient to everything. Whether you're an experienced investor looking to expand your portfolio or a first-time buyer seeking the benefits of owner-occupied financing while building wealth through rental income, this versatile fourplex checks all the boxes. Don't miss your chance to own a high-demand, income-producing property in a prime location!



LaRhonda Thomas

Phone: (225) 202-9229

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