

1932 - 1938 Oleander St
Baton Rouge, LA 70806



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MLS# 2026015713



\$469,900

3,134 Sqft

Historic-era Garden District Income-Producing Four-Plex! Beautifully maintained and updated, this unique property offers four rental units in a highly desirable location. Tenants love the proximity to LSU, the LSU lakes, BREC Parks & golf course, Government street nightlife & Restaurants. The property includes a two-story front duplex with spacious screened-in porches, a rear one-bedroom unit, and a one-bedroom garage apartment above a two-car carport. A shared driveway provides access to rear parking and the alley. Currently fully leased with a strong rental history. All existing leases will be honored through their entirety. Current rents: 1938 2BR/1BA, furnished, \$1,680/month including Wi-Fi, leased through 4/30/27; 1936 2BR/1BA, \$1,400/month, leased through 6/30/27; 1934 1BR/1BA efficiency, \$750/month, leased through 12/31/26; 1932 1BR/1BA, \$800/month, leased through 5/31/27. Total current rental income: \$4,630/month (\$55,560 annually). A fantastic investment opportunity in one of Baton Rouge's most sought-after historic neighborhoods! Property did not flood & does not require flood insurance.



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