

565 W Garfield St
Baton Rouge, LA 70802



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MLS# 2026016217



\$99,500

1,400 Sqft

Great Investment Opportunity Renovated Duplex Near LSU Investor Opportunity! This property is priced at less than 10 times the current annual rental income, offering exceptional value for investors. Don't miss this newly renovated duplex ideally located near Louisiana State University, making it a fantastic opportunity for investors or owner-occupants. Each unit features 1 bedroom and 1 bathroom, offering comfortable and efficient living spaces in a highly desirable location. Recent updates include a brand-new roof, new flooring throughout, and fresh interior paint, giving both units a clean, modern feel. The renovations provide low-maintenance ownership and strong appeal for tenants. Conveniently situated near the bus route to LSU, this property offers easy transportation for students and staff. It is also located near a local elementary school, adding to the property's accessibility and neighborhood appeal. With its prime location, recent upgrades, and strong rental potential, this duplex is a great addition to any investment portfolio. Schedule your showing today and take advantage of this excellent income-producing property!



Ryan Smith

Phone: (504) 228-8680

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