

1625 Jade Ave
Baton Rouge, LA 70810

 **LOGO** COMING SOON

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MLS# 2026016480



PROPERTY HIGHLIGHTS

-  **4 UNITS**
(A, B, C, D)
-  **2 BEDROOMS / 1.5 BATHROOMS**
(per unit, approx.)
-  **~4,300 SQ. FT. (total)**
(approx.)
-  **SOLID LOW MAINTENANCE BRICK BUILDING**
-  **WATER IS SEPARATE METERED**



INVESTMENT SNAPSHOT

LIST PRICE	\$295,000
CURRENT GROSS RENT (EST.)	\$2,750 / month
ANNUAL GROSS INCOME (EST.)	\$33,000

 INVESTMENT POTENTIAL

-  100% Occupied
-  Under market rents can be increased to \$900 a unit
-  Stable rental history
-  Solid low-maintenance brick building



\$295,000

4,300 Sqft

Great investment property, 100% occupied. Many of the tenants have lived on property for 15+ years. All offers to be "subject to inspection". It has a solid brick low maintenance exterior. Located in a very popular rental area. Priced to sell. Under market rents can be increased to \$900 a month for maximum income. The water is separate metered and tenants pay the water/sewer/garbage portion of the water bill. Landlord does provide a small dumpster that costs about \$30 a month. Tenant in apt A gets a \$100 a month rent credit for cutting the grass. This can be revoked anytime. Tenants are on a month-to-month lease. Owner/agent.



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