

6368 Quin Dr
Baton Rouge, LA 70817



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MLS# 2026016643



\$400,000

3,896 Sqft

ATTENTION INVESTORS! Fully Occupied 4-Plex with Built-In Income and Upside Potential! Don't miss this opportunity to own a fully occupied fourplex in a convenient location just off Airline Highway, with easy access to Women's Hospital, restaurants, shopping, and everyday amenities. Each of the four units features 2 bedrooms and 2 bathrooms, offering a desirable floor plan for long-term tenants. All units are equipped with a refrigerator, range, dishwasher, and electric washer/dryer connections. Investor Highlights: Fully occupied 4-unit property Four 2-bedroom/2-bath units Tenants pay their own electricity Owner pays water, sewer, and trash Several long-term tenants, including some with 20+ years of occupancy Potential for increased rental income as rents are brought closer to current market levels Convenient location near Airline Highway, Women's Hospital, restaurants, and shopping Located in Flood Zone X; flood insurance is optional Property did not flood in 2016 This property offers investors the combination of existing occupancy, established rental history, and potential for future income growth an attractive addition to a multifamily portfolio or an opportunity for a first-time multifamily investor. Please do not disturb the tenants. Showings of the individual units will be permitted after the seller has accepted a Purchase



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