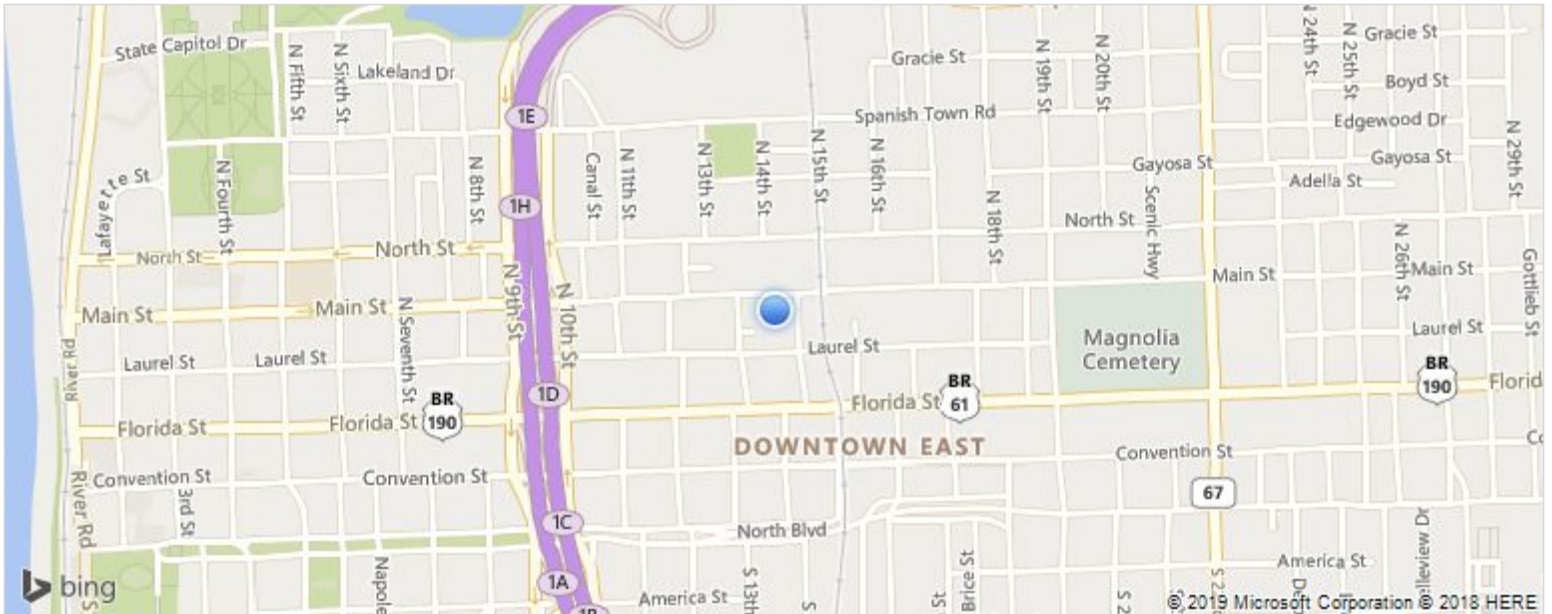


SALE

\$350,000
Multi-Family

1346/1356 Main St
Baton Rouge, LA 70802

Property Type:	Multi-Family
Listing ID:	52LV3X
MLS ID:	30326564
Style:	Multi Family - 2-4 Units



1346/1356 Main St Baton Rouge LA, 70802 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/52LV3X-BatonRouge-LA>

Property Description

These are two buildings being sold together. One is a 4plex and the other is a former Law Office (Vacant) that could be turned into 3 more units (See Attached). This is a great multifamily opportunity. - Flood Zone: X - Zoned: C2 - Both buildings are gated - Land: 100x120 - 4Plex receives \$600 per unit per month - Taxes: \$5100 per year for both buildings - Occupancy: \$80% (100% in 4plex) - Value Add

Miguel Castro

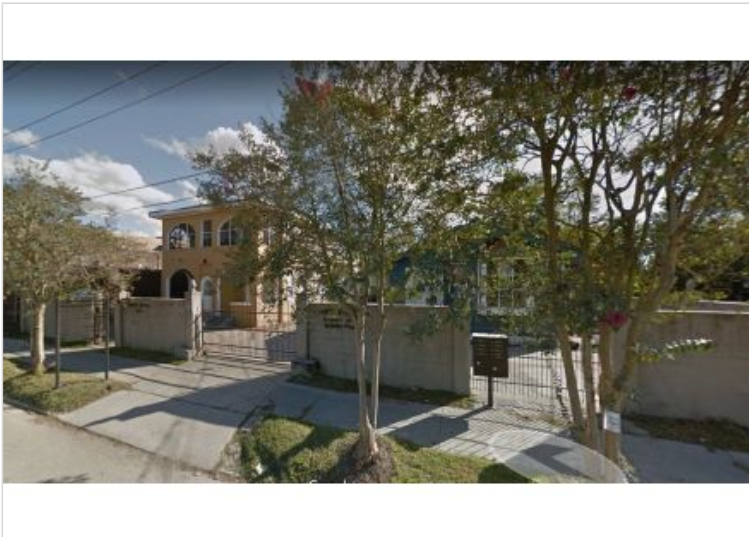
miguelacastrojr@gmail.com

Direct

Mobile

225-936-76

43



www.cbcommercialone.com

225-925-2300

One
5025 Bluebonnet Blvd
Baton Rouge, LA 70809

© 2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Each sales representative and broker is responsible for complying with any consumer disclosure laws or regulations.

The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This listing information should be independently verified before any person enters into a transaction based upon it.