

FOR SALE



FOURPLEX FOR SALE

1726 MAST DRIVE • BATON ROUGE, LA 70820

Highlights

Building SF:	4,400
Lot Size:	0.20 Acres
Purchase Price:	\$325,000
Renovated:	2019
Zoning:	multi-family



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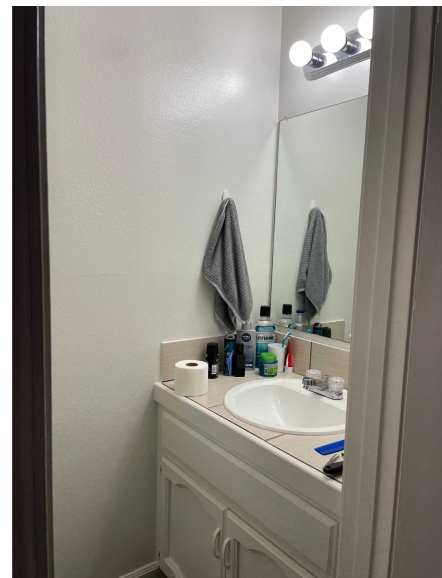
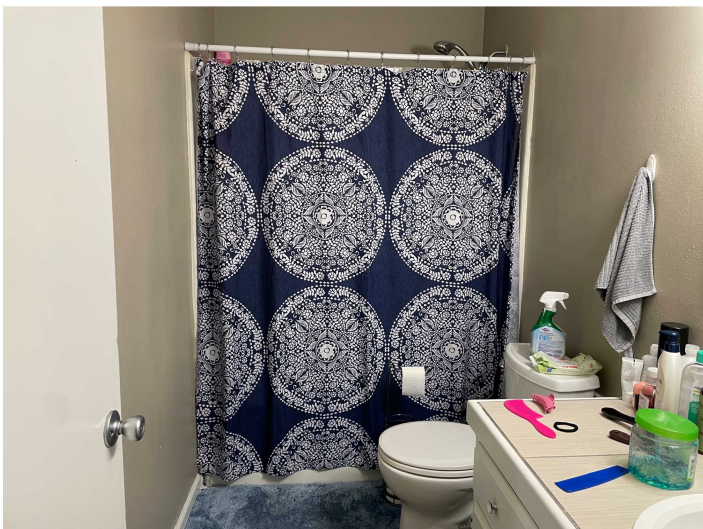
Property Description

Completely Renovated in 2019. All four units are townhouse style 2 bedroom 1.5 bath and rented at \$800 monthly with long term tenants. Tenants pay all utilities. Renovations included hardee plank exterior, all lighting is LED inside and out, all floors upgraded to luxury vinyl tile planks, all new kitchen cabinets, new main electric meter pan, new appliances, painted inside and out. Roof replaced with architectural shingles in 2021. Currently under professional property management. Located in Flood Zone X. Contact agent for additional information. Seller is a licensed Realtor in

- New Roof
Recently Renovated
LED lighting
No Carpet
\$3,200 mo income



UNIT A PT. 1
1726 MAST DRIVE



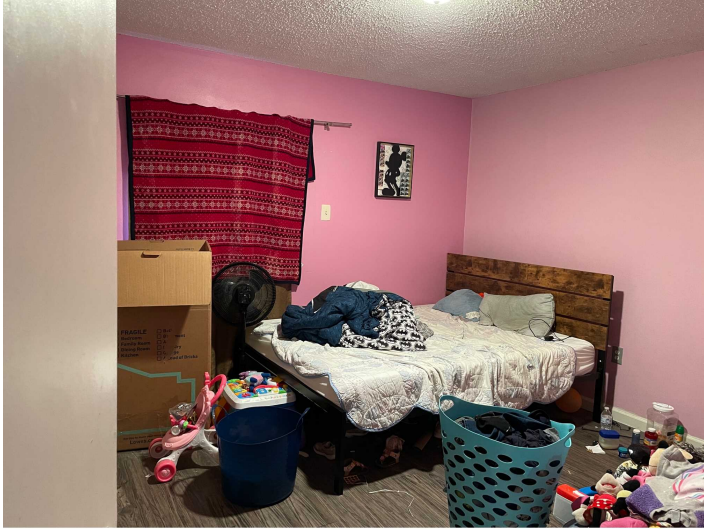
UNIT A PT. 2
1726 MAST DRIVE



UNIT B PT.1

1726 MAST DRIVE

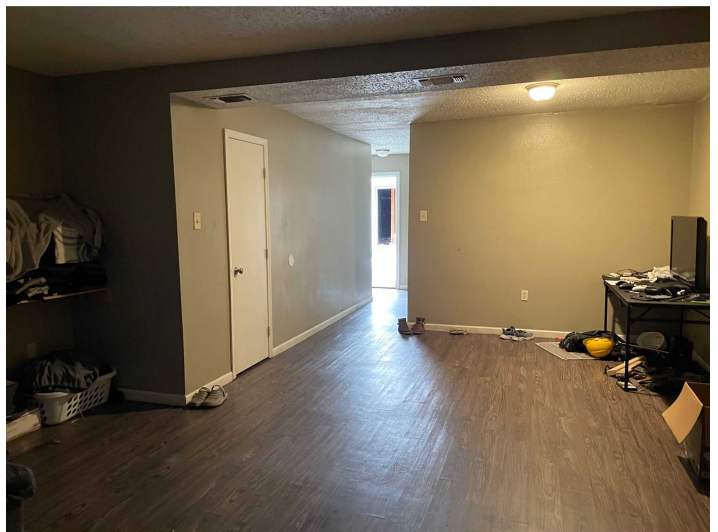




UNIT C PT. 1
1726 MAST DRIVE

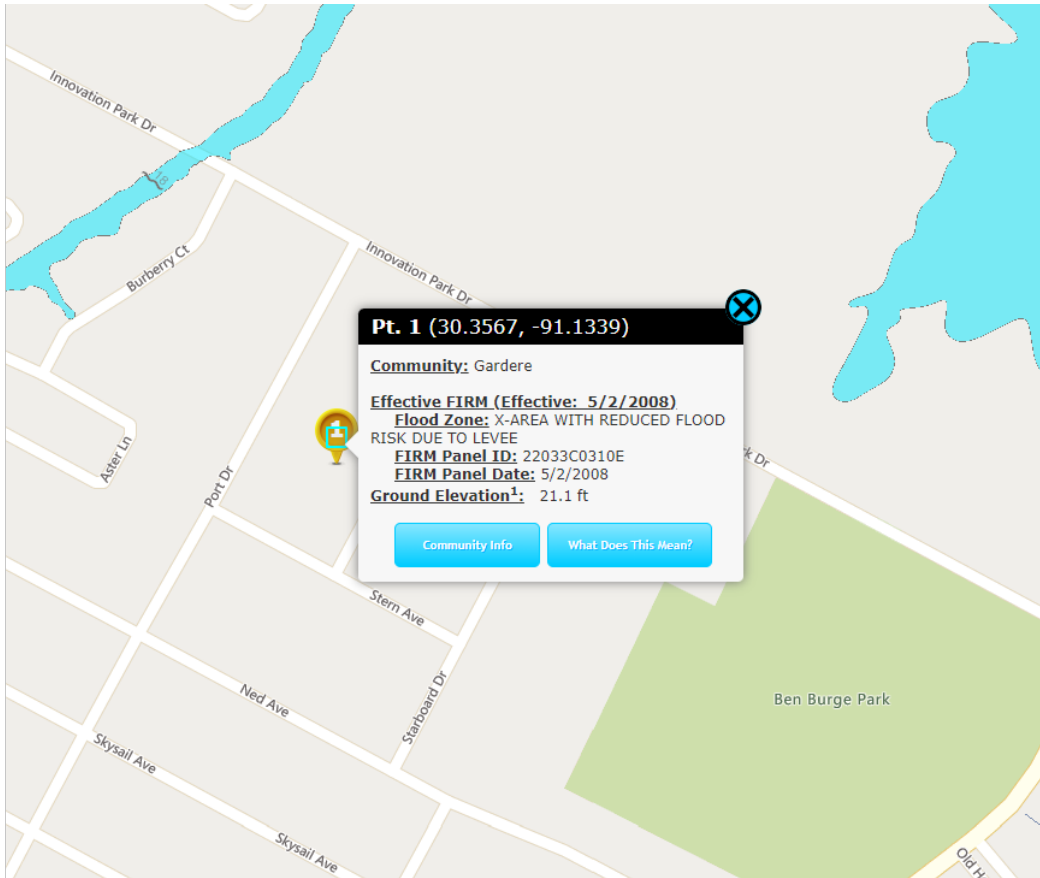






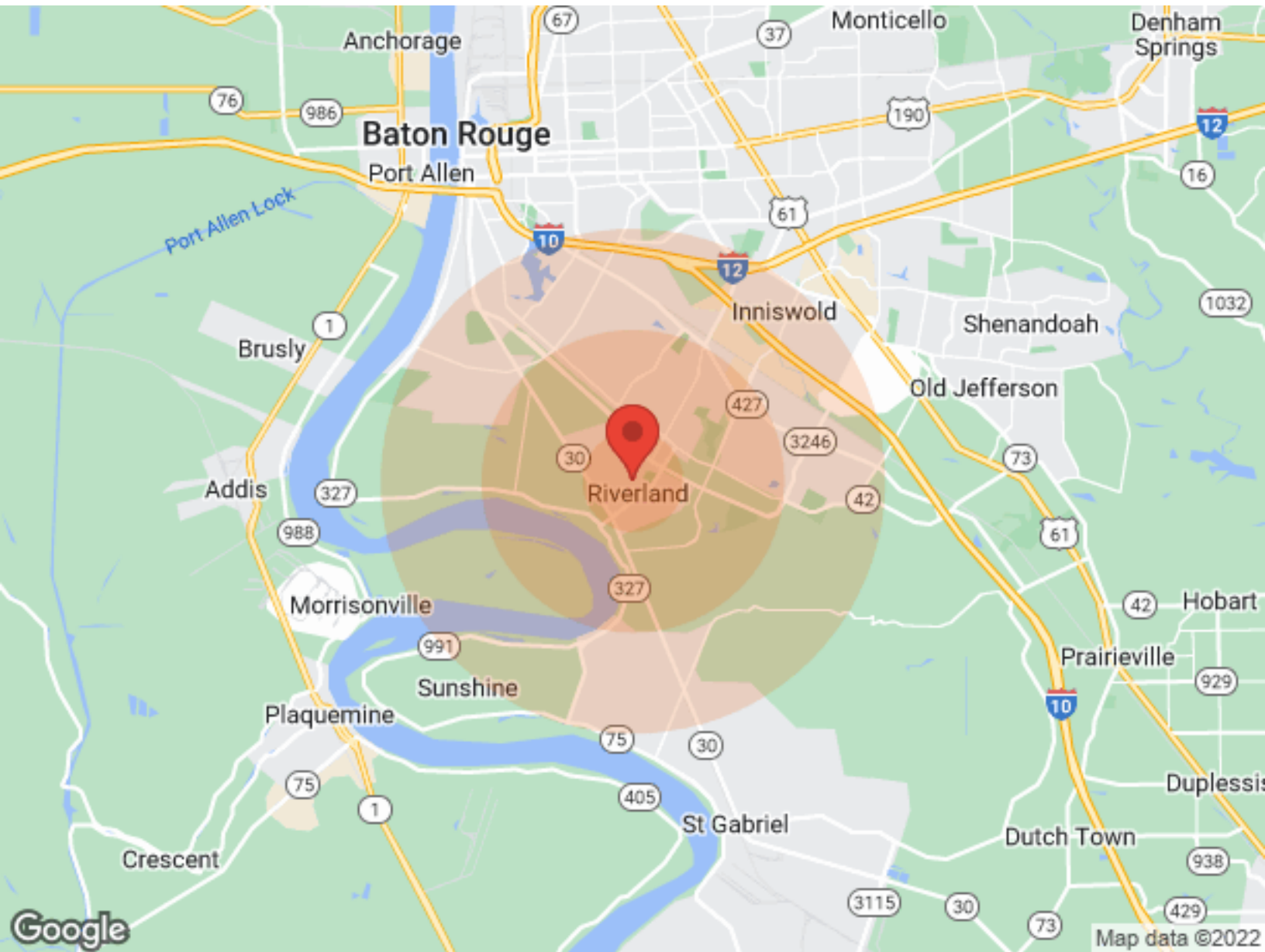
UNIT D PT. 2
1726 MAST DRIVE





DEMOGRAPHICS

1726 MAST DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	6,758	16,833	51,311
Female	6,543	17,071	53,139
Total Population	13,301	33,904	104,450

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,114	6,178	17,167
Ages 15-24	2,043	4,448	12,167
Ages 55-64	1,112	3,951	11,287
Ages 65+	718	4,351	12,911

Race	1 Mile	3 Miles	5 Miles
White	3,702	19,165	70,574
Black	8,473	12,698	26,871
Am In/AK Nat	9	22	22
Hawaiian	N/A	N/A	N/A
Hispanic	1,917	2,418	5,208
Multi-Racial	1,976	2,498	5,486

Income	1 Mile	3 Miles	5 Miles
Median	\$32,284	\$65,336	\$54,680
< \$15,000	842	2,044	8,072
\$15,000-\$24,999	855	1,321	5,030
\$25,000-\$34,999	475	1,218	3,594
\$35,000-\$49,999	875	1,682	5,526
\$50,000-\$74,999	703	2,063	6,084
\$75,000-\$99,999	444	1,713	4,684
\$10,000-\$149,999	419	2,003	6,023
\$150,000-\$199,999	187	852	2,159
> \$200,000	47	809	2,501

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,436	15,267	47,881
Occupied	4,564	13,758	43,798
Owner Occupied	1,613	8,073	23,207
Renter Occupied	2,951	5,685	20,591
Vacant	872	1,509	4,083