

PROPERTY DESCRIPTION

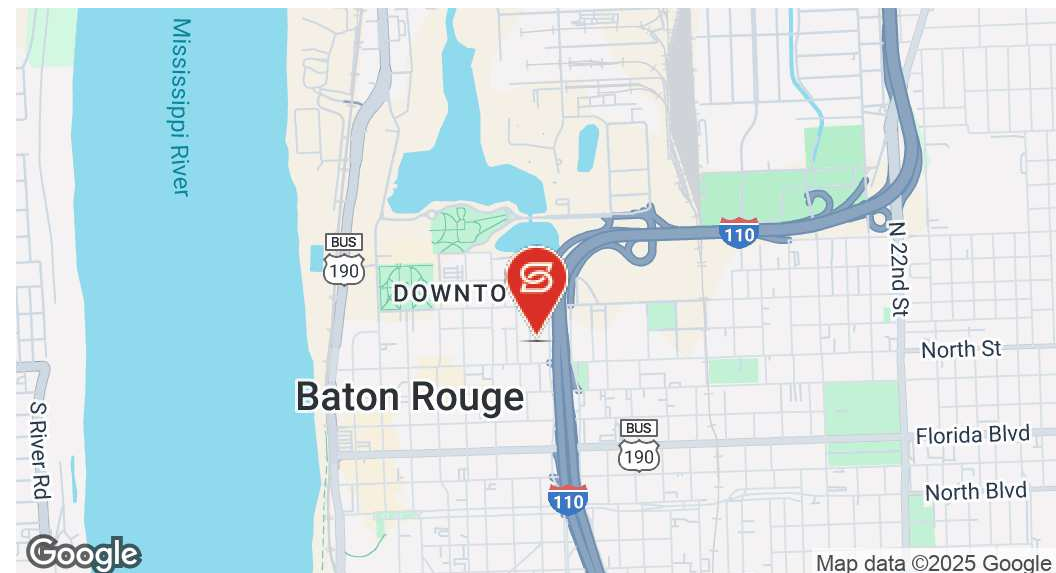
This 6-unit multifamily property presents a value-add opportunity in the heart of Spanish Town. Five units are currently vacant, and two have been fully stripped to the studs to recover from a water leak. The property is prime and ready for redevelopment. Located near the State Capitol and LSU, the asset offers significant upside for investors seeking a strategic repositioning play in a historic, high-demand rental market.

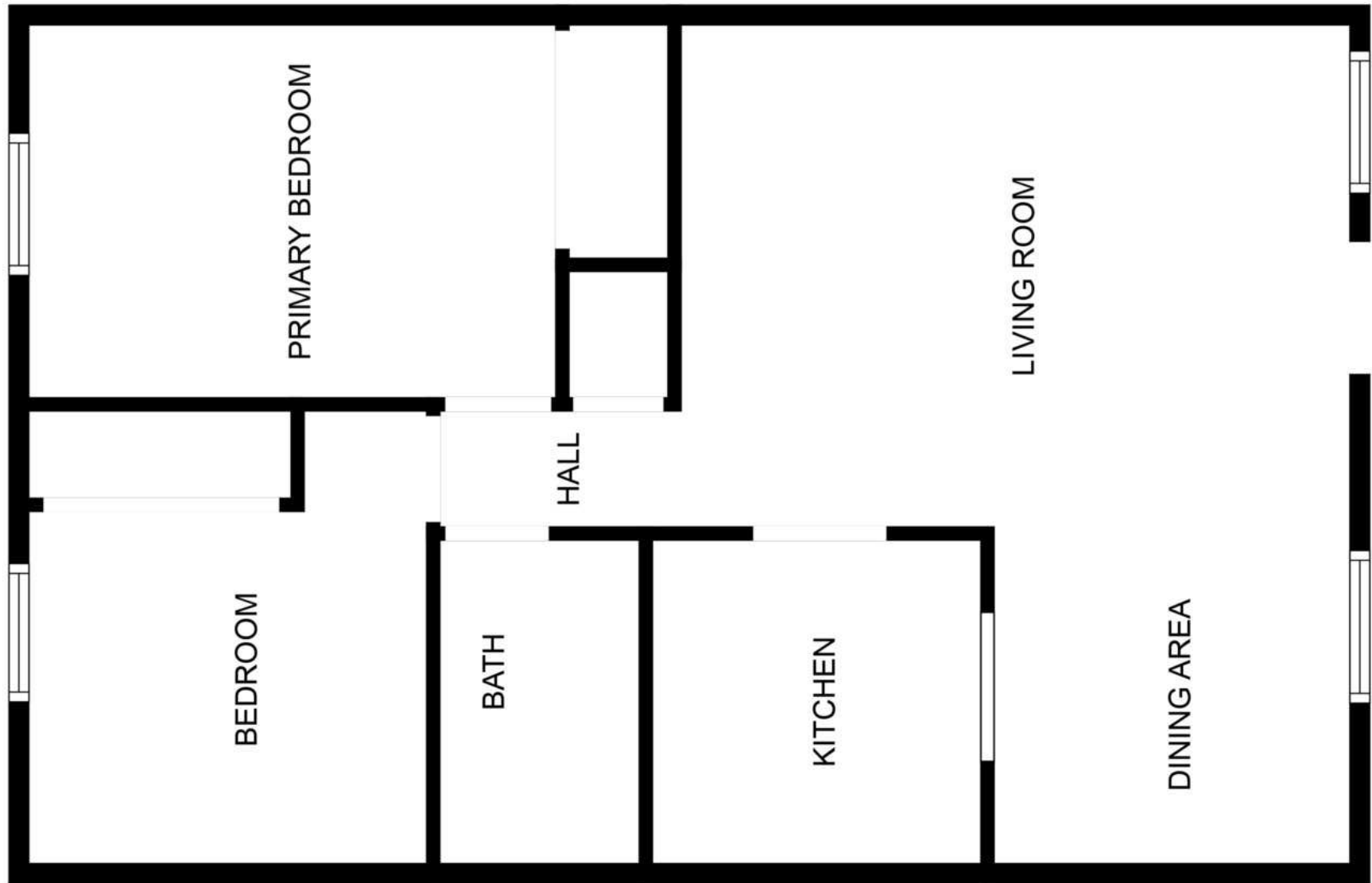
OFFERING SUMMARY

Property Type:	Multifamily
Sales Price:	\$500,000
Number of Units:	6
Price Per Unit:	\$83,333
Building Size:	4,680 SF

PROPERTY HIGHLIGHTS

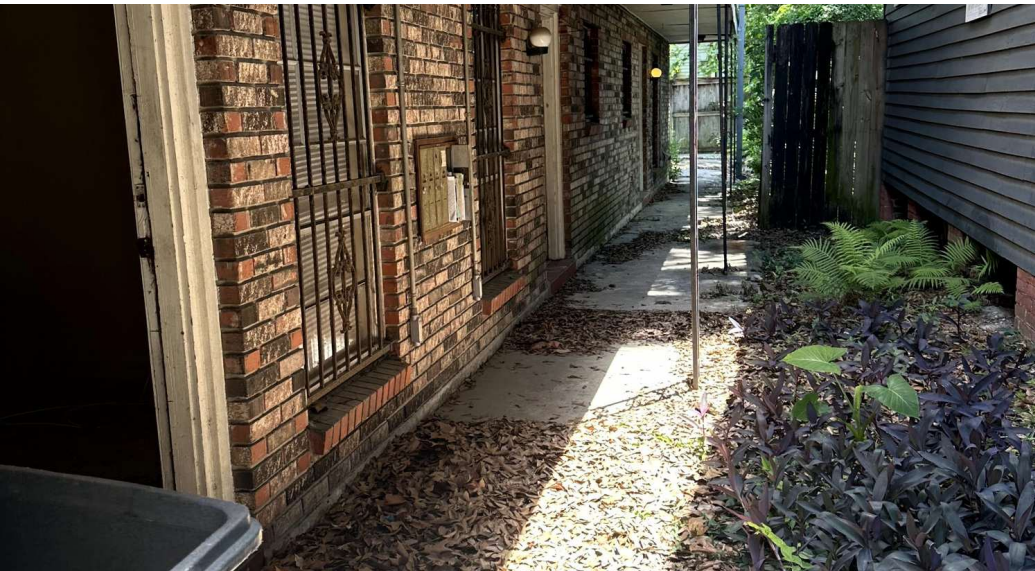
- Immediate upside with five of six units vacant, ready for lease-up after renovation.
- Two units gutted to the studs, offering a clean slate for layout and finish upgrades.
- Prime location near the State Capitol, LSU, and downtown government employers.
- Undervalued asset with strong comps supporting significant post-renovation upside.





stirling

670 N 8TH ST
BATON ROUGE, LA 70802
Multifamily Property For Sale



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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,291	2,313	5,717
Average Age	41	41	39
Average Age (Male)	41	41	39
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	806	1,405	2,955
# of Persons per HH	1.6	1.6	1.9
Average HH Income	\$52,910	\$51,985	\$53,961
Average House Value	\$311,728	\$297,487	\$247,483

Demographics data derived from AlphaMap