

FOR SALE



MULTI FAMILY FOR SALE

2182 GARDERE LANE · BATON ROUGE, LA 70820

SUMMARY

Building SF:	3,968
Lease Rate:	\$750 - \$850/Mth
Lot Size:	0.19 Acres
Price:	\$279,000
Year Built:	1984
Zoning:	Rural



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PROPERTY DESCRIPTION

Located at 2182 Gardere Ln, Baton Rouge, LA 70820, this well-maintained fourplex offers a stable, income-producing opportunity in a strong rental market. The property features four spacious flat-style apartments, with two units recently renovated. All units include washer/dryer connections, adding tenant convenience and improving rental appeal. The property is 100% occupied, providing immediate cash flow for the next owner. Positioned outside the 100-year floodplain, the property does not require flood insurance. Whether you're expanding an investment portfolio or looking for a turnkey multifamily asset, this property offers solid fundamentals and dependable income potential.

Property Highlights

- 100 % Occupied
- 2 Bed / 2 bath Units
- Washer & Dryer Connections
- \$38,400 Gross Income



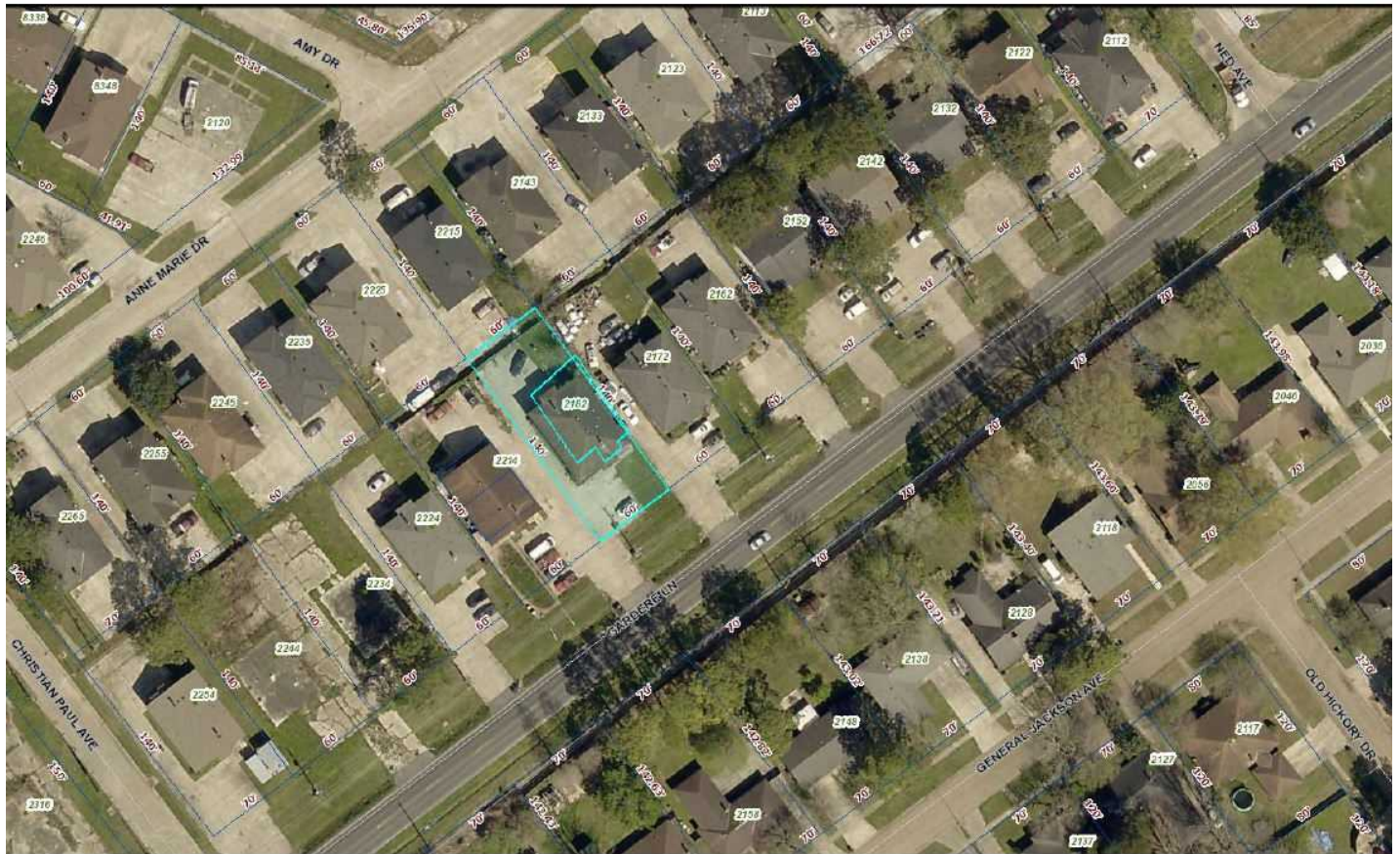
Exterior Photos



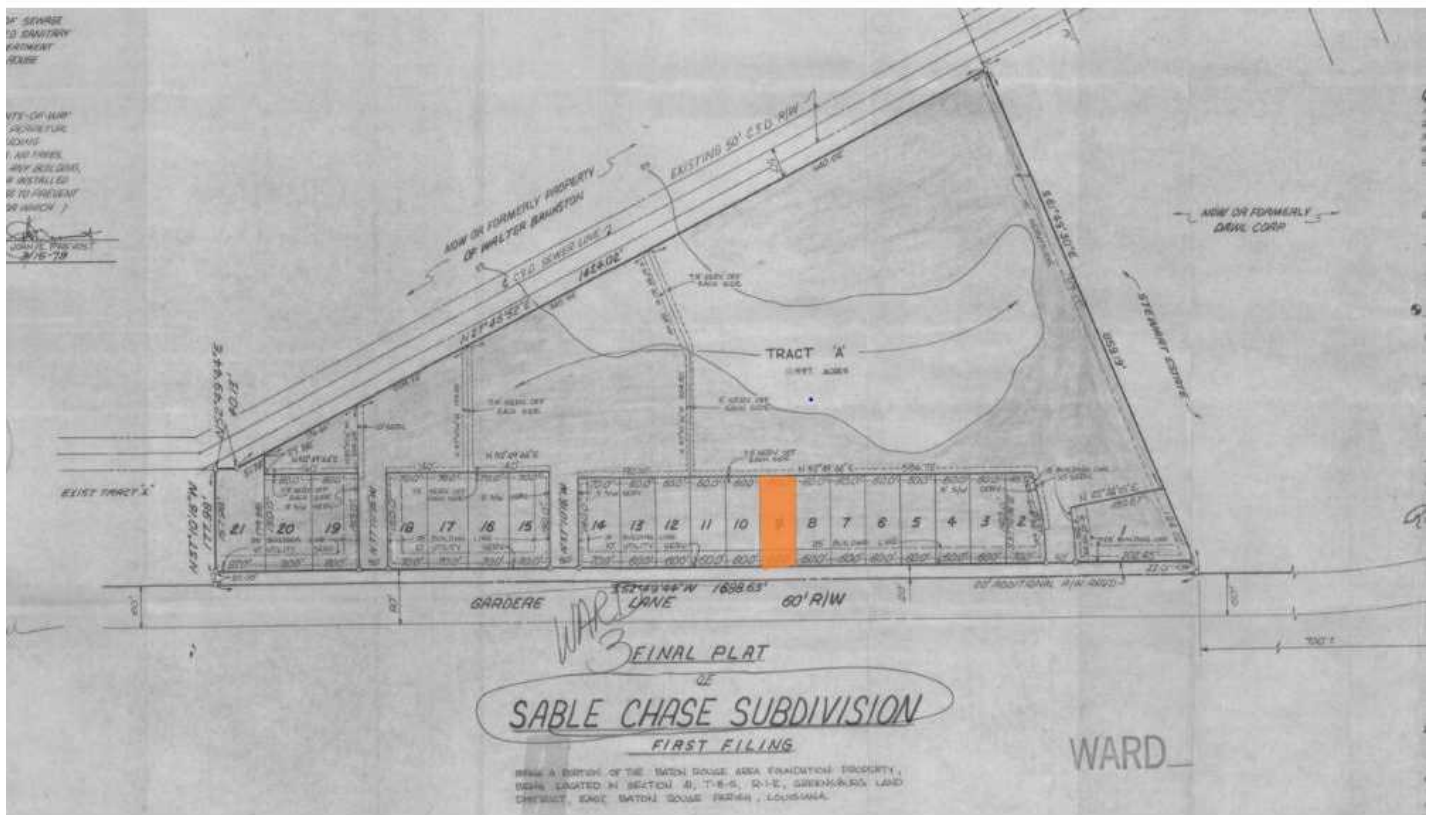
Aerial Photos



Geoportal Map



Zoning / Plot Map





Louisiana Flood Map

2182 Gardere Ln. Baton Rouge,
Louisiana

[Email](#)
[Print](#)


Visible Layers

Effective FIRM
Imagery

Point Coordinates

Point #	Lat., Long.
1	30.3522, -91.1314

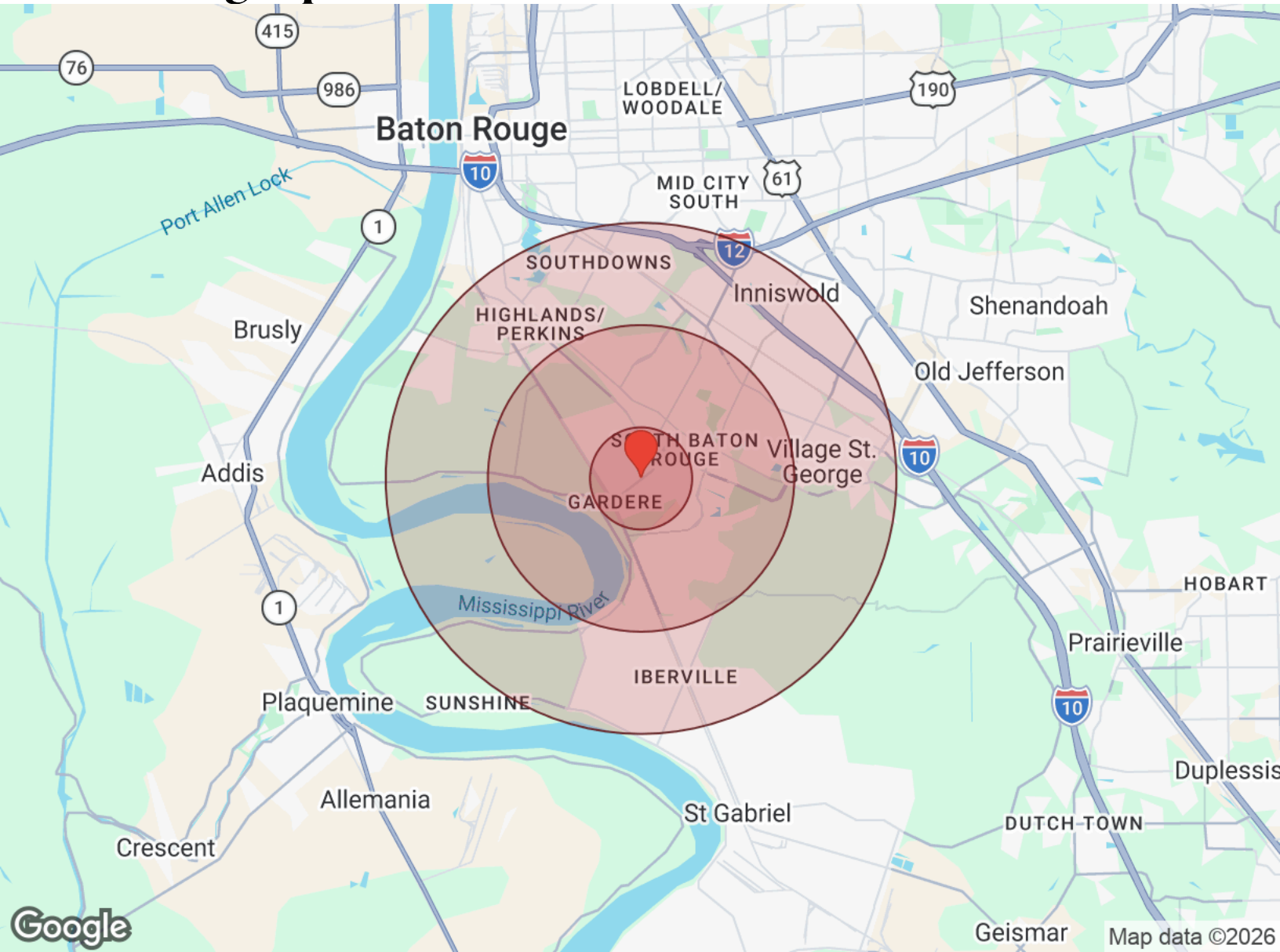
Flood information in this table is from the: [Effective FIRM](#)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22033C0310E 5/2/2008	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	21.0	N/A

**1. Ground Elevation is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).*

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

Demographics



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,061	21,017	53,553
Female	6,300	21,943	51,696
Total Population	12,361	42,960	105,249

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,443	21,123	57,024
Black	5,807	13,833	30,806
Am In/AK Nat	16	43	95
Hawaiian	N/A	N/A	11
Hispanic	2,398	4,597	9,209
Asian	508	2,668	6,304
Multiracial	169	657	1,705
Other	19	34	74

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,529	19,841	51,591
Occupied	4,647	17,048	43,840
Owner Occupied	1,762	10,507	22,335
Renter Occupied	2,885	6,541	21,505
Vacant	882	2,793	7,751

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,929	8,357	17,410
Ages 15 - 24	2,791	7,781	25,606
Ages 25 - 54	5,154	16,325	36,569
Ages 55 - 64	785	4,024	9,115
Ages 65+	704	6,474	16,548

Income	1 Mile	3 Miles	5 Miles
Median	\$57,125	\$85,989	\$72,943
Under \$15k	652	1,484	4,728
\$15k - \$25k	426	834	3,080
\$25k - \$35k	491	1,078	3,401
\$35k - \$50k	436	1,345	4,236
\$50k - \$75k	906	2,666	7,005
\$75k - \$100k	925	2,542	4,838
\$100k - \$150k	405	2,563	6,160
\$150k - \$200k	215	1,993	4,065
Over \$200k	193	2,544	6,327