

MULTI-FAMILY FOR SALE (DUPLEX)



MULTI-FAMILY FOR SALE (DUPLEX) 2041-2043 HELM DRIVE • BATON ROUGE, LA 70820

Highlights

Purchase Price:	\$149000
Units:	2
Building SF:	2,304
Acres:	.22
Parking	4
Zoning:	Multi-Family



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Property Description

Fully leased duplex for sale. Both units are 3 bedroom 2 bath and rented at \$850 monthly with long term tenants. Tenants pay all utilities and lawn maintenance. Located in Flood Zone X (no flood insurance required). Kitchen remodel in 2022. New roof 2021. Contact agent for additional information.

- Separately Metered
- \$1,700.00 Monthly Income
- New Roof
- Flood Zone X



2041-2043 HELM DRIVE



KW COMMERCIAL - BR
8686 Bluebonnet Blvd
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

DAVID VERCHER, CCIM

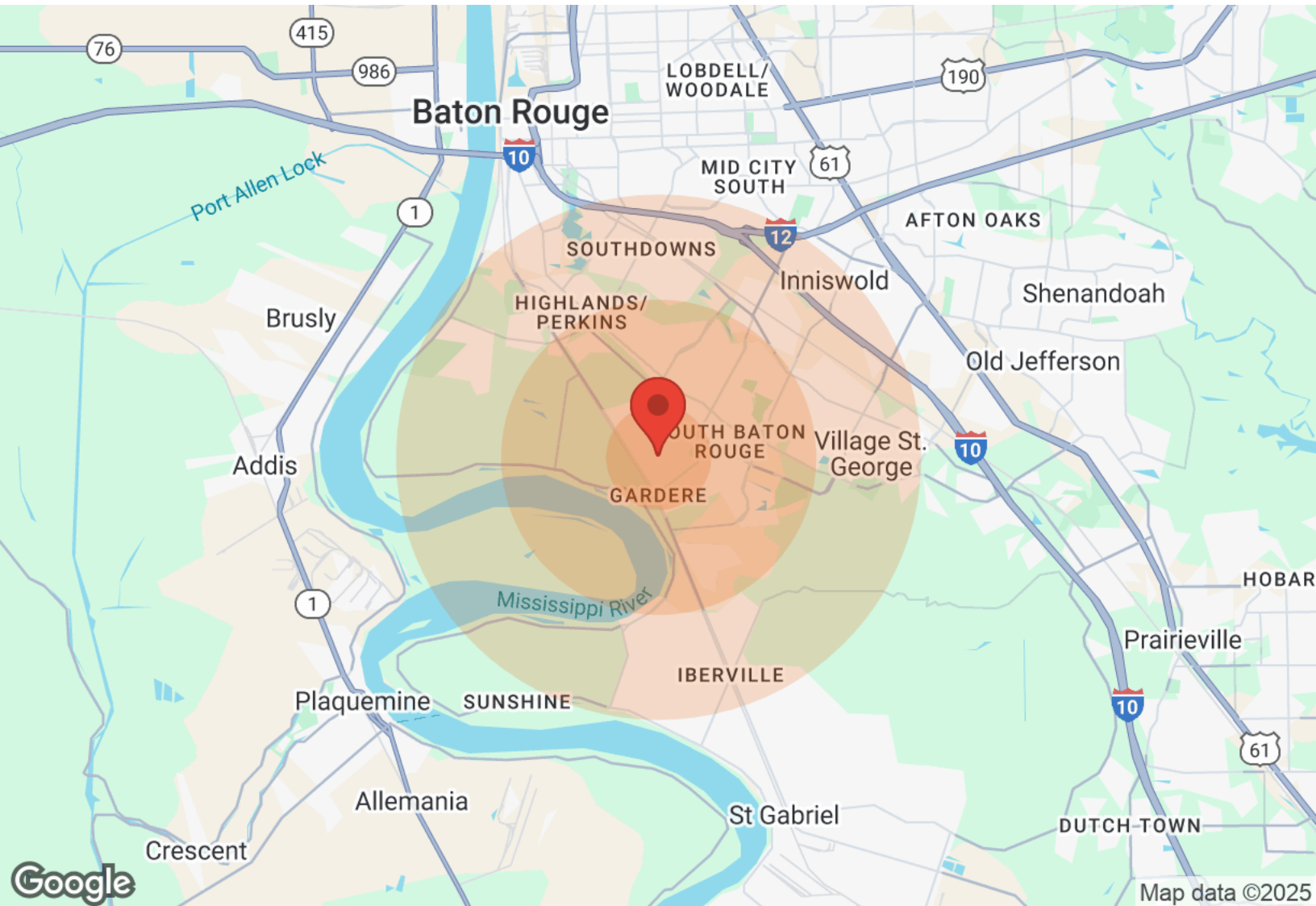
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DEMOGRAPHICS

11616 INDUSTRIXPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	4,009	15,808	51,111
Female	4,124	15,955	52,858
Total Population	8,133	31,763	103,969

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,986	5,803	17,157
Ages 15-24	1,336	4,097	12,148
Ages 25-54	3,570	14,649	50,696
Ages 55-64	735	3,431	11,186
Ages 65+	506	3,783	12,782

Race	1 Mile	3 Miles	5 Miles
White	1,702	17,613	69,723
Black	5,965	12,209	27,264
Am In/AK Nat	9	11	22
Hawaiian	N/A	N/A	N/A
Hispanic	653	2,392	5,182
Multi-Racial	774	2,400	5,450

Income	1 Mile	3 Miles	5 Miles
Median	\$20,334	\$61,233	\$54,680
< \$15,000	561	2,308	8,004
\$15,000-\$24,999	541	1,238	5,006
\$25,000-\$34,999	289	1,124	3,624
\$35,000-\$49,999	366	1,700	5,461
\$50,000-\$74,999	437	1,804	6,016
\$75,000-\$99,999	219	1,495	4,666
\$100,000-\$149,999	368	1,749	5,921
\$150,000-\$199,999	87	654	2,188
> \$200,000	47	763	2,461

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,310	14,231	47,490
Occupied	2,692	12,847	43,424
Owner Occupied	977	7,084	22,962
Renter Occupied	1,715	5,763	20,462
Vacant	618	1,384	4,066

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