

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669



## PROPERTY DESCRIPTION

- Rare Office + Storage Unit Opportunity
- Building Contains:
  - \* 7 Private Offices + 1 Conference Room
  - \* A Vault Room (could be used as an additional conference room or executive office)
  - \* A Receptionist Area
  - \* Two Bathrooms
  - \* Four - 150 SF Storage Bays
  - \* Ample Parking
  - \* Six Ring Cameras
- Approved to Build More Storage Units on Property
- 2 Months Free of Rent With a 2+ Year Lease

## LOCATION DESCRIPTION

- Located Right Off Sampson St.
- Very Close Proximity to I-10, Phillips 66, Westlake Chemical, Horseshoe Casino, Downtown Lake Charles, National Golf Course of Louisiana

## OFFERING SUMMARY

Sale Price:	\$783,000
Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,563 SF
Lot Size:	24,046 SF
Building Size:	2,563 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,372	4,668	24,535
Total Population	3,399	11,215	59,826
Average HH Income	\$72,540	\$81,129	\$85,157

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

John Michael Klumpp

337.794.7620

jmklumpp@nvstrealstate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669

**NVST**  
REAL ESTATE SOLUTIONS



NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp  
337.794.7620  
jmklumpp@nvstrealstate.com

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669

**NVST**  
REAL ESTATE SOLUTIONS



NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | [NVSTrealestate.com](mailto:NVSTrealestate.com)

John Michael Klumpp

337.794.7620

[jmklumpp@nvstrealstate.com](mailto:jmklumpp@nvstrealstate.com)

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669

# NVST

REAL ESTATE SOLUTIONS



NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

337.433.0511 | NVSTrealestate.com

John Michael Klumpp

337.794.7620

jmklumpp@nvstrealstate.com

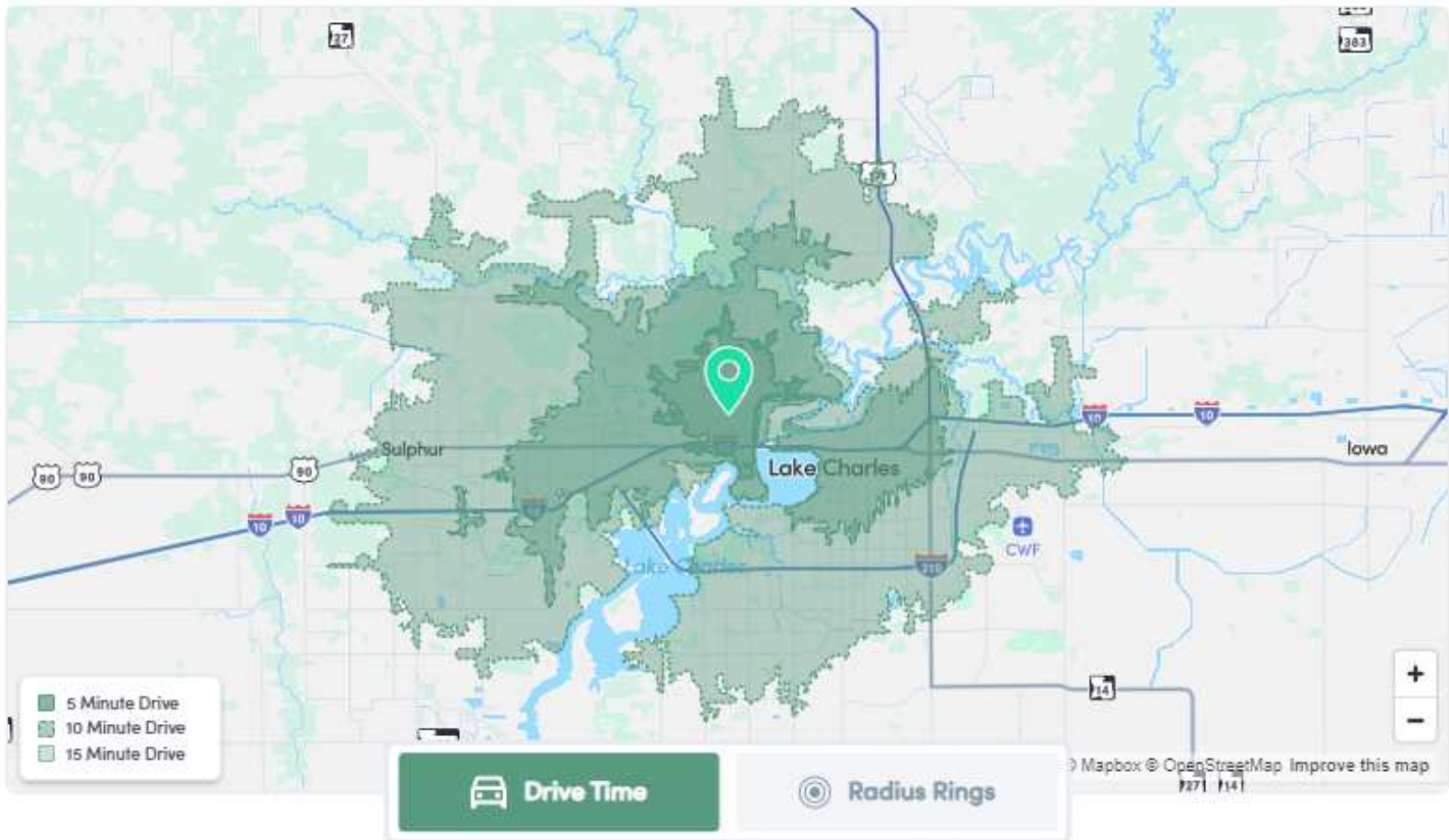
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669

**NVST**  
REAL ESTATE SOLUTIONS



NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp  
337.794.7620  
jmklumpp@nvstrealstate.com

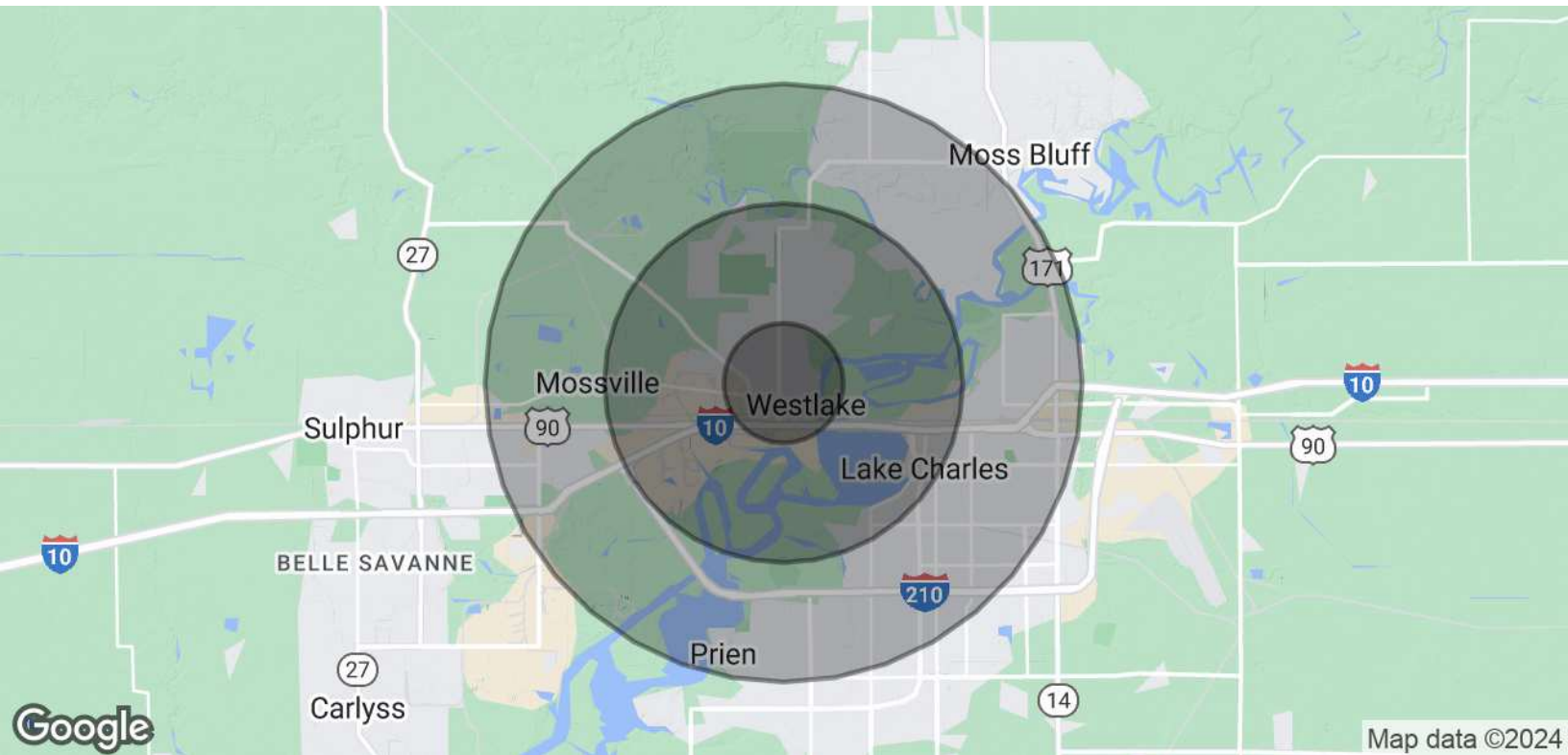
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

# OFFICE FOR SALE / LEASE

817 Mckinley St

Westlake, LA 70669

**NVST**  
REAL ESTATE SOLUTIONS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,399	11,215	59,826
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,372	4,668	24,535
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$72,540	\$81,129	\$85,157
Average House Value	\$183,134	\$242,350	\$279,688

Demographics data derived from AlphaMap

NVST Real Estate Solutions, LLC  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | NVSTrealestate.com

John Michael Klumpp  
337.794.7620  
jmklumpp@nvstrealstate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.