

Comm Bldg Sale/Lease-Active 2020022416	933 A Ridge Road, Duson, LA 70529	For Lease Price: \$1,600
Agent/Private		

Parish: Lafayette
Area: K
Subdivision: None
Assessment Number: 6025820
Legal Desc: Portion of office building located in Sec 13 T 10 R 3 E Shared office space
Property Type: Professional/Office

SqFt - Total / Source: 1,283 / Approximate
SqFt - Office: 1,283
SqFt - Warehouse: 0
SqFt - Retail: 0
Parking Spaces: 10
Approximate Age: 11 - 20 Years
Occupied By: Owner
Zoning: Com/Lt Ind/Ofc
Stories: 1



Directions: Ambassador Caffery To Ridge Road, property is on the left. Portion of building currently being used by Roofing Company

Remarks: Portion of a large office space for lease. This property allows you to rent one separated portion of the building that includes approximately 1283 sq ft of office space with separate entry, 3 large offices, bathroom, & shared kitchen space. Landlord pays utilities & lawn service. Landlord must approve tenants intended use prior to lease. Additional land space available on separate listing as 933 B Ridge Rd for \$700/month.

Realtor Remarks: Listing agent must be present for all showings during weekday hours only. Call agent if special arrangements needed for after hours.

For Sale: No	For Lease: Yes	Lease Purchase: No	For Lease Price: \$1,600/Month
Est Bldg Ins: 0	CAM Fee: 0	Date Available: 04/03/2025	Sublease: No
	Deposit: 1,600	Min Terms (Yrs): 1	Tenant Deductible: 0

# Offices: 3	Acres /Range: 0/ 0 - 0.5	Elevator: No	Property Tax: 0
	# Restrooms: 1	Current Use: Roofing/home improve	Price Includes: Real Estate

Gross Annual Income:	Annual Operating Expense:	% Occupancy:	3rd Party Management:
Net Annual Income:			
Location: Rural	Road Frontage: Paved; Public Street	Cooling: Central Air	
Exterior: None	Heating: Central	Water Source: Public; Water Company: LUS	
Gas: On Property	Electricity: 110 Volts	Sewer: Public Sewer; Septic	
Construction: Metal Siding	Roof: Metal	Flooring: Vinyl Sheet	
Documents: Leases	Lot Description: Level	Landlord Pays: Building Insurance; Electricity; Gas; Lawn Care; Property Taxes; Roof Repairs; Sewer; Water	
	Parking: On Site; Parking Lot	Foundation: Slab	
	Showing: Accompany; Appoint Required; Call Listing Office		

Listing Member:	Name	Office	Primary	Office	E-mail
	Selena C Lormand	Keller Williams Realty Acadiana	337-962-6305	337-735-9300	selena@selenalormand.com
		Listing Date:	04/02/2025	List Type:	Exclusive Right
		Date Available:	04/03/2025	Limited Service:	No
		Expiration Date:	12/31/2025	Exclusions:	No

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Parish:	Lafayette	SqFt - Total / Source:	0 / Approximate
Area:	K	SqFt - Office:	0
Subdivision:	None	SqFt - Warehouse:	0
Assessment	6025820	SqFt - Retail:	0
Number:		Approximate Age:	Unknown
Legal Desc:	Portion of Land located in Sec 13 T 10X R 3E	Occupied By:	Vacant
Property Type:	Professional/Office; Retail; Other	Zoning:	Lt Ind/ofc

Directions: Ambassador Caffery to Ridge Road. Property to the left just after driveway of 931/933 Ridge Road Turn into Driveway and land is to the right of driveway. Shared entryway.



Remarks: For commercial use only. Strip of land only for lease located to the right of 931/933 Ridge Road driveway. Property previously had mobile office set up on site and is now vacant but can easily be used for similar purposes. Landlord to cover property taxes, but tenant to upkeep lawn service of this portion of land and add limestone for parking and set up own utilities and connections. Land size undetermined. Landlord must approve all tenants intended uses prior to lease.

Realtor Remarks: Landlord to approve any potential tenants and their intended use prior to lease. Electrical pole may still be in place from previous tenant but landlord is unsure of what is there for tenants use. Tenant must determine what is available and responsible for their own utility connections and set ups at tenants expense.

For Sale:	No	For Lease:	Yes	Lease Purchase:	No	For Lease Price:	\$700/Month
Est Bldg Ins:	0	CAM Fee:	0	Min Terms (Yrs):	1	Sublease:	No
		Deposit:	700			Tenant Deductible:	0

Acres /Range: 0/ 0 - 0.5

Property Tax: 0
Price Includes: Real Estate

Gross Annual Income:	Annual Operating Expense:	% Occupancy:	3rd Party Management:
Net Annual Income:			
Location: Rural	Road Frontage: Public Street	Cooling: None	
Exterior: None	Heating: None	Water Source: Water Company: LUS	
Gas: None	Electricity: Other	Sewer: Septic	
Construction: Other	Roof: Other	Landlord Pays: None	
	Lot Description: Level	Foundation: Other	
	Parking: None		
	Showing: Appoint Required; Call Listing Office; No Lockbox		

Listing Member:	Name	Office	Primary	Office	E-mail
	Selena C Lormand	Keller Williams Realty Acadiana	337-962-6305	337-735-9300	selena@selenalormand.com
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