

Parish:	Lafayette	SqFt - Total / Source:	1,283 / Approximate
Area:	K	SqFt - Office:	1,283
Subdivision:	None	SqFt - Warehouse:	0
Assessment	6025820	SqFt - Retail:	0
Number:		# Parking Spaces:	10
Legal Desc:	Portion of office building located in Sec 13 T 10 R 3 E Shared office space	Approximate Age:	11 - 20 Years
Property Type:	Professional/Office	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 Exterior: None Gas: On Property Construction: Metal Siding Documents: Leases	Road Frontage: Paved; Public Street Heating: Central Electricity: 110 Volts Roof: Metal Lot Description: Level Parking: On Site; Parking Lot Showing: Accompany; Appoint Required; Call Listing Office	Cooling: Central Air Water Source: Public; Water Company: LUS Sewer: Public Sewer; Septic Flooring: Vinyl Sheet Landlord Pays: Building Insurance; Electricity; Gas; Lawn Care; Property Taxes; Roof Repairs; Sewer; Water Foundation: Slab	

Name	Office	Primary	Office	E-mail
Listing Member:	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:
Legal Desc: Portion of Land located in Sec 13 T Unknown
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 Exterior: None Gas: None Construction: Other	Road Frontage: Public Street Heating: None Electricity: Other Roof: Other Lot Description: Level Parking: None Showing: Appoint Required; Call Listing Office; No Lockbox		Cooling: None Water Source: Water Company: LUS Sewer: Septic Landlord Pays: None Foundation: Other

	Name	Office	Primary	Office	E-mail
Listing Member:	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
		Expiration Date:	12/31/2025	Limited Service:	No
				Exclusions:	No

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