

OFFICE FOR SALE / LEASE

Former DaVita Dialysis

239 E 1st St, DeRidder, LA 70634



PROPERTY DESCRIPTION

- Great Opportunity for a Dialysis/Medical Office Use
- First Year is FREE If User Leases for 5+ Years
- Large Canopy Covering Entrance/Drop Off
- Handicap Accessible
- Large Work Area
- 9 Offices
- Reception Area
- 2 Large Conference Rooms
- Multiple Restrooms, Wash Rooms, Storage Rooms
- Break Room
- Large Parking Area

LOCATION DESCRIPTION

- Less Than a Mile From Beauregard Health System, Lake Charles Memorial Oncology & Hematology - Deridder, Women's Clinic of SWLA, and Downtown Deridder
- Located On One of Deridder's Busiest Roads
- Easy Access to Hwys: 26, 171, & 190

OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$6.50 SF/yr (NNN)
Number of Units:	1
Available SF:	6,475 SF
Building Size:	6,475 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	955	2,915	4,829
Total Population	2,348	6,769	11,043
Average HH Income	\$48,693	\$55,002	\$57,509

For More Information:

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The Investors Group of Louisiana, LLC

127 Broad Street, Lake Charles, LA 70601
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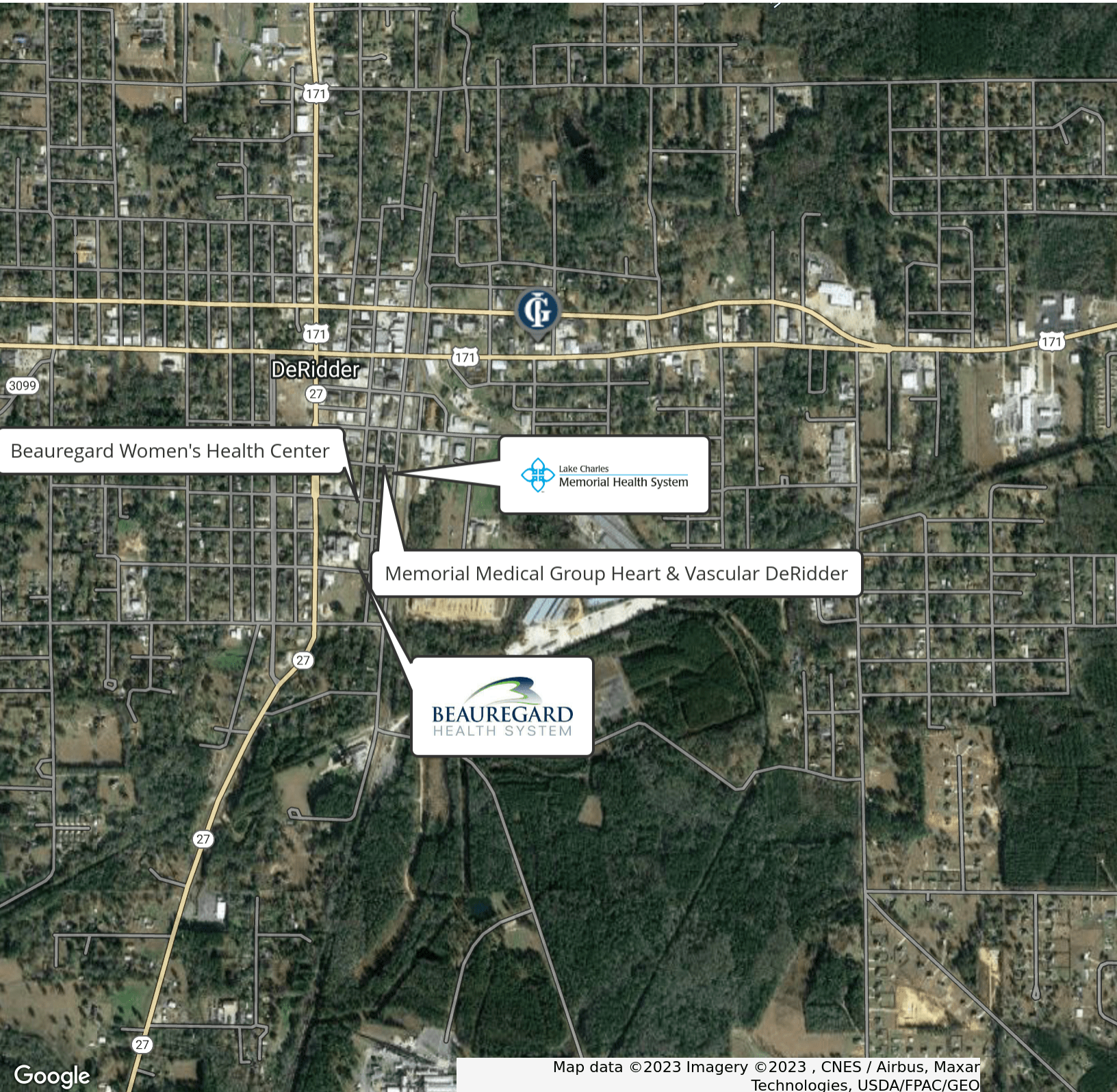
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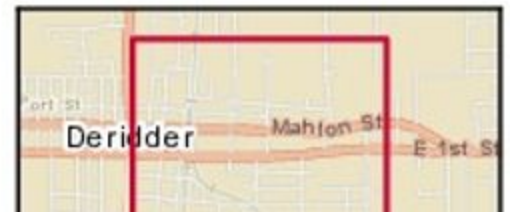
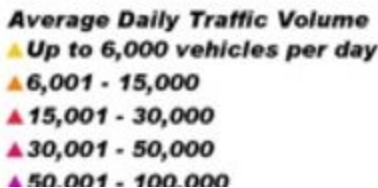
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