# 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: | $560,000 |
| Lease Rate: | $18.00 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
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*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*

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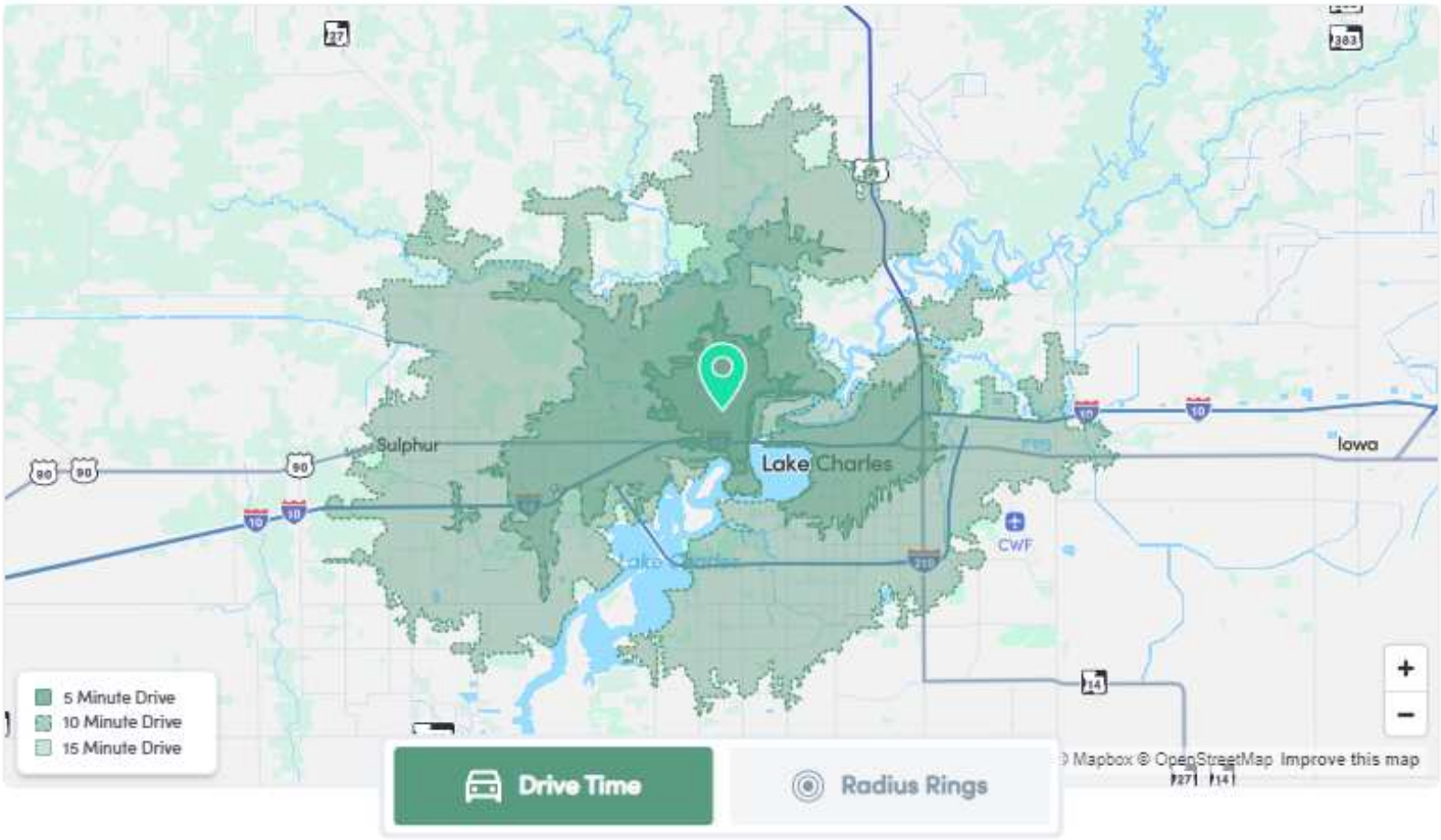


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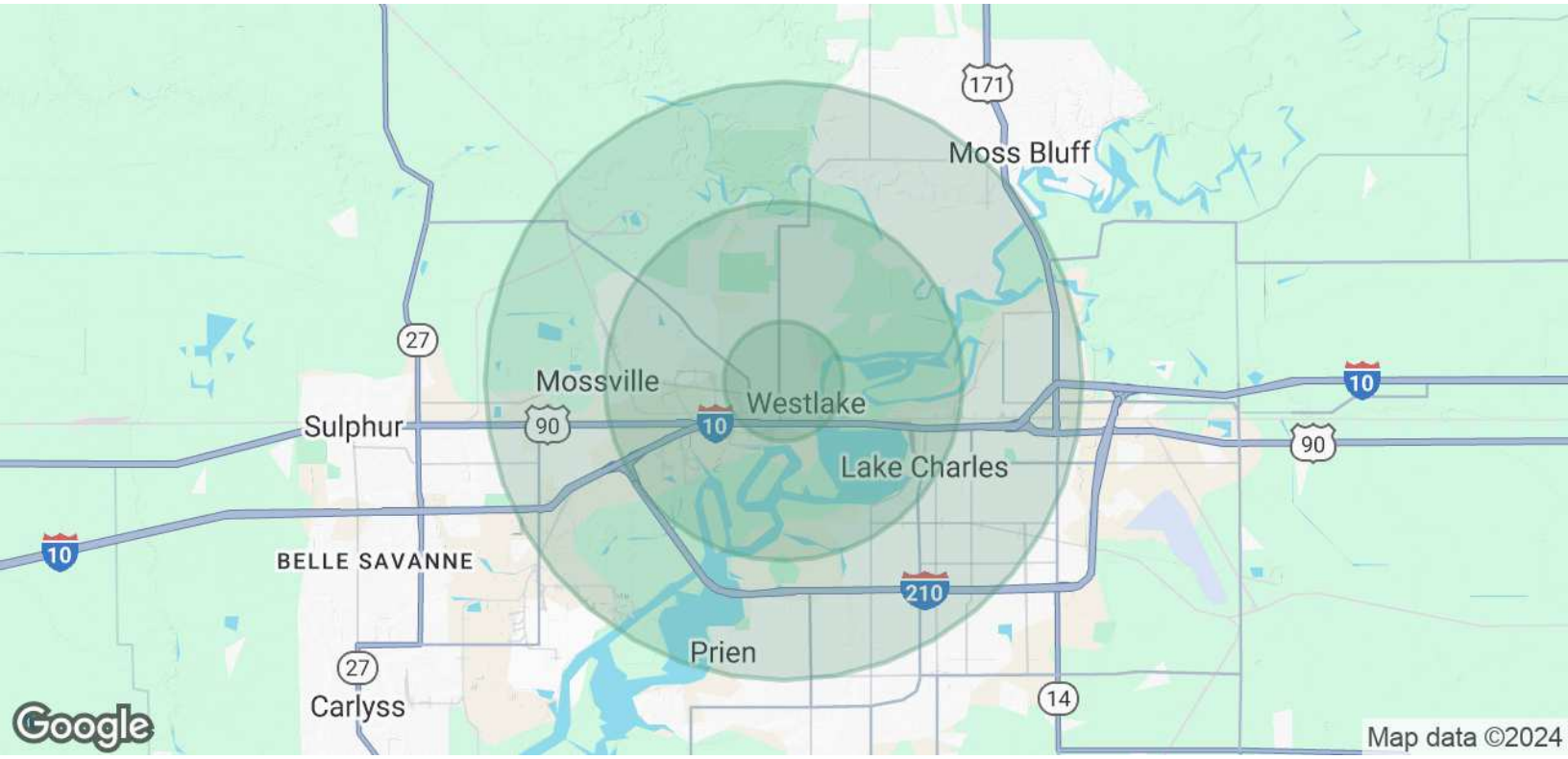


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 3,399 | 11,215 | 59,826 |
| Average Age | 40 | 40 | 40 |
| Average Age (Male) | 39 | 39 | 39 |
| Average Age (Female) | 41 | 41 | 42 |

| 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*


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