



## PROPERTY DESCRIPTION

Situated in the heart of Lake Charles just off Ryan Street, this property has easy access to I-210 and area businesses. Recently renovated including several amenities, kitchen/breakroom, lobby, conference room and ample parking, this property works great for a company looking for executive offices or for a coworking environment.

## OFFERING SUMMARY

Sale Price:	\$850,000
Lease:	\$21.00 PSF NNN
Available SF Suite 100:	2,481 SF / Available
Available SF Suite 200:	1,371 SF / Leased
Lot Size:	29,370 SF
Building Size:	3,852 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,944	23,991	37,779
Total Population	9,254	58,341	94,247
Average HH Income	\$69,809	\$73,445	\$79,850



**NVST Real Estate Solutions, LLC**  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | [NVSTrealestate.com](http://NVSTrealestate.com)

**Blake Soto, CCIM**  
337.764.6556  
[bsoto@nvstrealestate.com](mailto:bsoto@nvstrealestate.com)

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

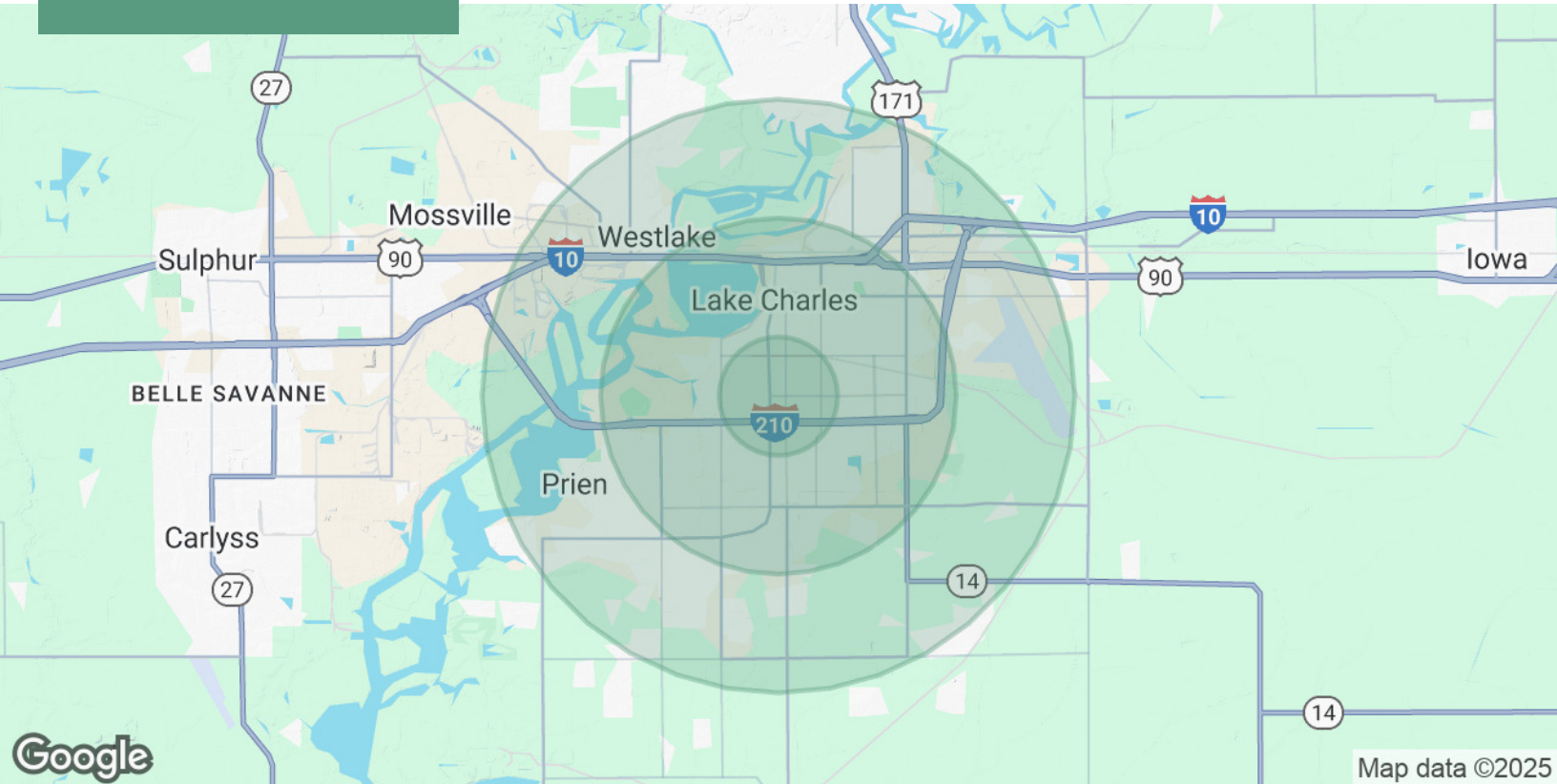


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Map data ©2024



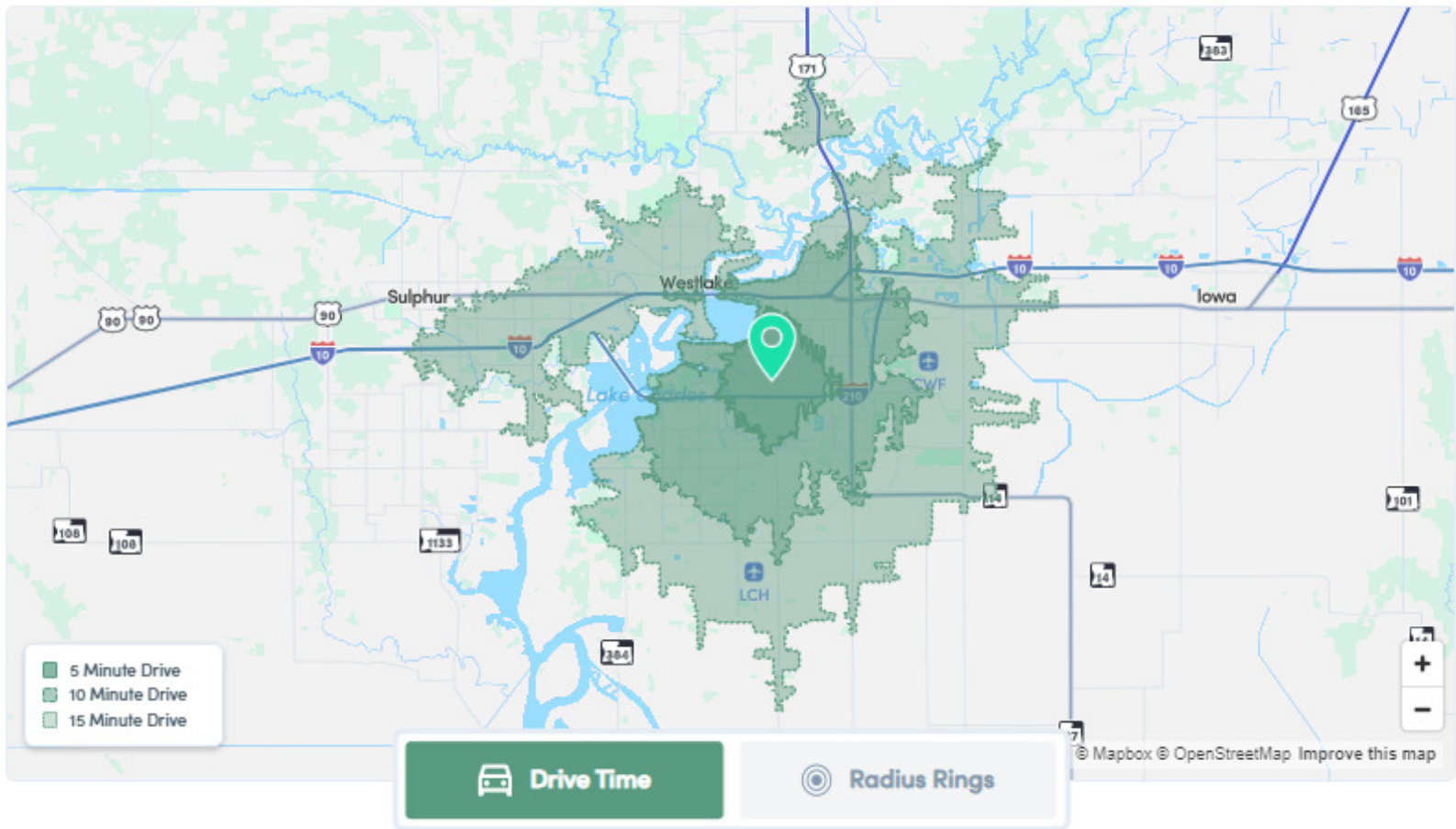
### POPULATION

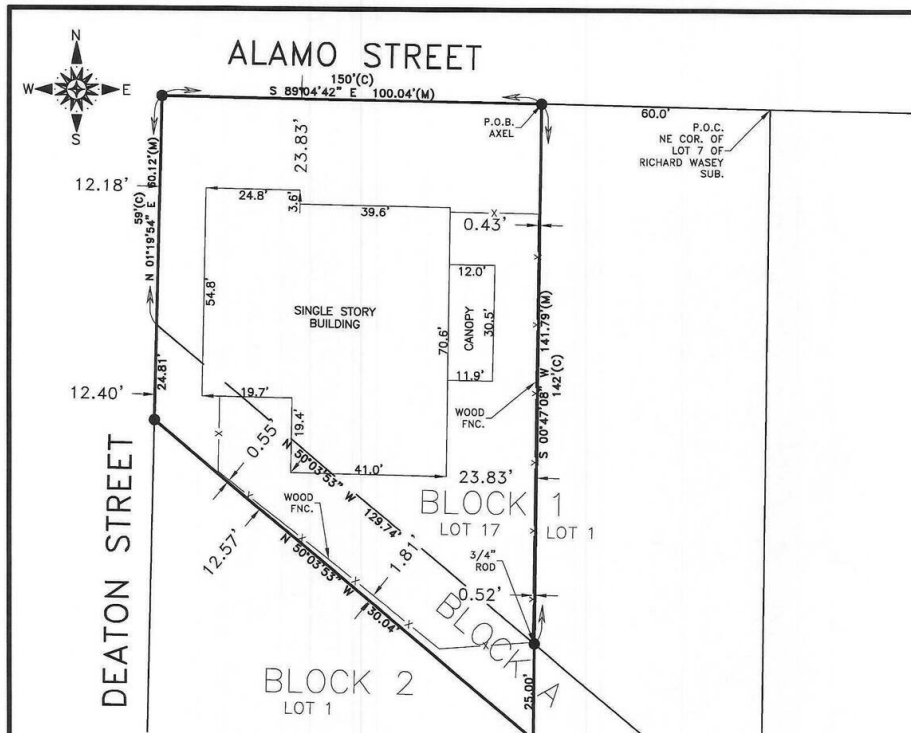
	1 MILE	3 MILES	5 MILES
Total Population	9,254	58,341	94,247
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,944	23,991	37,779
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$69,809	\$73,445	\$79,850
Average House Value	\$215,969	\$230,042	\$271,483

Demographics data derived from AlphaMap





**PROPERTY DESCRIPTION:**

A CERTAIN TRACT OF LAND AND ALL OF THE IMPROVEMENTS THEREON, LOCATED AT: 430 ALAMO STREET, LAKE CHARLES, LA AND CONTAINING APPROXIMATELY 0.23 ACRES DESCRIBED AS TRACT I: COMMENCING 60 FEET WEST OF THE NORTHEAST CORNER OF LOT 7 OF RICHARD WASEY SUBDIVISION OF HI MOUNT PROPERTY IN THE OSUTHEAST QUARTER 0 SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 120; THENCE WEST ALONG THE SOUTH SIDE OF ALAMO STREET 150 FEET; THENCE SOUTH TO THE NORTHEASTERLY LINE OF BLOCK A OF THE FORTUNE SUBDIVISION, AS PER PLAT IN PLAT BOOK 3, PAGE 242; THENCE IN A SOUTHEASTERLY DIRECTION TO A POINT 142 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 142 FEET TO THE POINT OF BEGINNING. AND ALSO TRACT II: THAT PORTION OF BLOCK "A" OF MAY M. DEATON FORTUNE SUBDIVISION LYING EAST OF DEATON STREET, A SUBDIVISION OF LOT 7 OF RICHARD-WASEY SUBDIVISION OF HI MOUNT PROPERTY OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 8 WEST, AS PER PLAT RECORDED IN PLAT BOOK 3 AT PAGE 242, IN THE RECORDS OF CALCASIEU PARISH LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON SITUATED.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0480F DATED: 02-18-2011

MUNICIPAL ADDRESS: 430 ALAMO STREET, LAKE CHARLES LA. 70601

- - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- - REPRESENTS 5/8" IRON PIPE EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING  
E. LEO REDDOCH  
REGISTERED LAND SURVEYOR  
NO. 4446 STATE OF LOUISIANA  
528 PUJO ST. LAKE CHARLES, LA 70601  
PH: (337) 491-9520  
FAX:(337)439-6859

**PLAT OF SURVEY**

<b>DRAWN BY:</b> JCS	<b>PLAT OF SURVEY PERFORMED FOR:</b> VICTOR WUKOVITS, WUKOVITS ENTERPRISE, LLC
<b>CHECKED BY:</b> ELR	<b>PROPERTY LOCATED IN:</b> SECTION 7 TOWNSHIP 10 SOUTH RANGE 8 WEST CALCASIEU PARISH, LOUISIANA
<b>SCALE</b> 1" = 30'	
<b>DATE OF PLAT:</b> SEPTEMBER 22, 2020	

