

SALE

134 & 140 LOUIE STREET

134 & 140 Louie Street Lake Charles, LA 70601



PROPERTY DESCRIPTION

2 Duplexes. Each 2 Bed / 1 Bath. Open floorplan with washer/dryer hookups. Stained concrete floors. Dishwasher, range / oven and refrigerator remain with the property. Rear yard is fenced for privacy of each tenant. Tenants are responsible for utilities.

PROPERTY HIGHLIGHTS

- 2 - 2 bed / 1 bath duplexes
- Low maintenance
- Turnkey investment property
- Quiet neighborhood
- Will sell separately

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	4
Building Size:	1,618 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	974	4,192
Total Population	578	1,773	7,066
Average HH Income	\$41,686	\$50,902	\$49,771

David Rose, CPA, CCIM
337 884 2378

Steven Floyd
337 478 1601



COLDWELL BANKER
COMMERCIAL
INGLE SAFARI REALTY

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MONTHLY RENT / SF
134A	2	1	809 SF	\$950	-
134B	2	1	809 SF	\$950	-
140A	2	1	809 SF	\$950	-
140B	2	1	809 SF	\$1,000	-
TOTALS			3,236 SF	\$3,850	\$0.00
AVERAGES			809 SF	\$963	\$NAN

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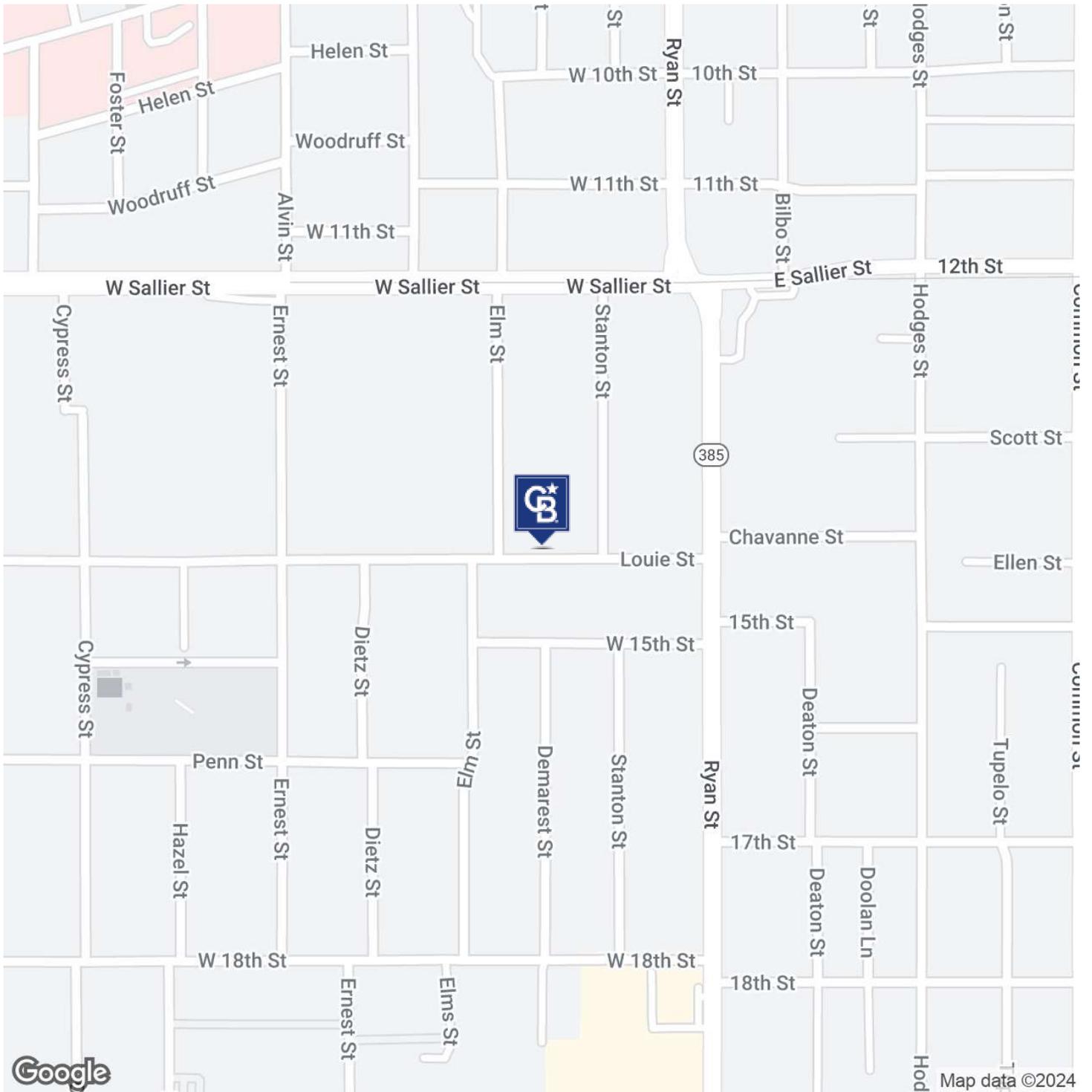


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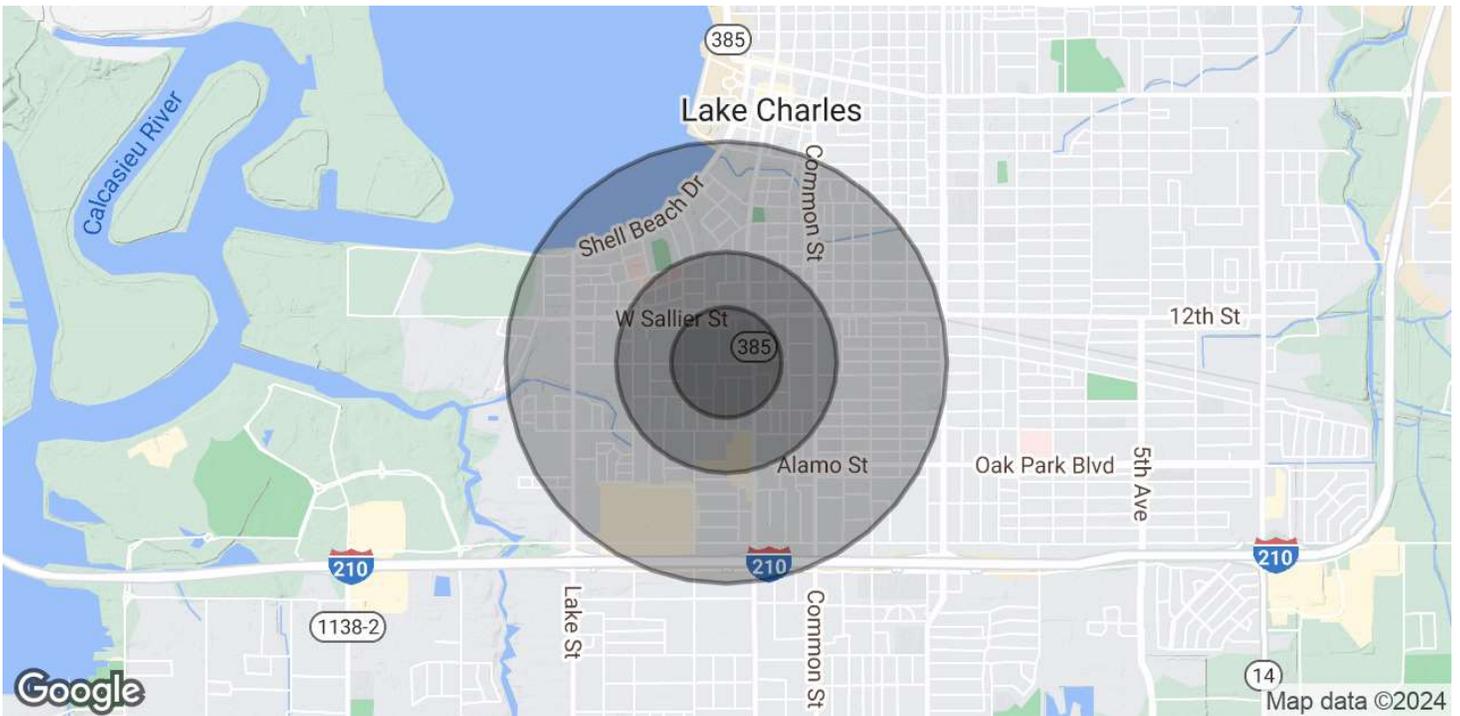


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	578	1,773	7,066
Average Age	42.3	39.5	38
Average Age (Male)	30.1	33.1	36.2
Average Age (Female)	50	45	40.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	315	974	4,192
# of Persons per HH	1.8	1.8	1.7
Average HH Income	\$41,686	\$50,902	\$49,771
Average House Value	\$134,192	\$139,235	\$140,864

* Demographic data derived from 2020 ACS - US Census

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