

RETAIL PROPERTY FOR SALE

# Former Auto Dealership

2611 Ambassador Caffery Pkwy, Lafayette, LA 70506

Presented By:

**Dewitt "Zeen" David**

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## PROPERTY HIGHLIGHTS

- Former Pre-Owned Car Dealership Available
- Quality Facility in Excellent Condition (renovated in 2015)
- ±3,700 SF Total (2,700 SF Office/Retail & 1,000 SF Shop)
- Three 12' x 12' Roll-up Doors in Shop/Detailing Area
- ±3,200 SF of Front & Side Canopies
- LED Lit Parking Lot w/ 88 Designated Spaces
- 50,000+ SF of Commercial Grade Concrete
- Sale Includes all Existing Cubicle Systems, Digital Sign, Security Systems, any Remaining FF&E and Existing Billboard Lease

## OFFERING SUMMARY

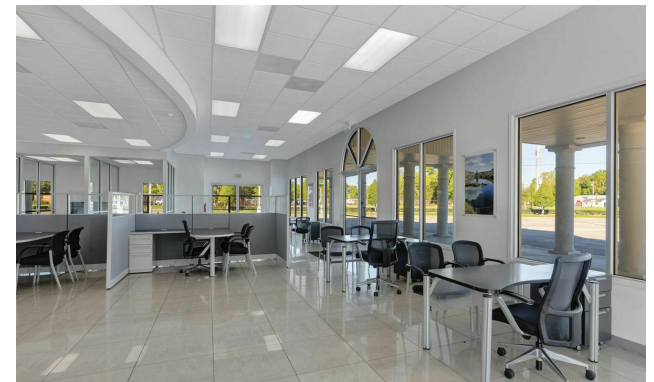
Sale Price:	\$2,200,000
Lot Size:	±1.57 Acres
Total Building Size:	±6,900 SF
Conditioned Space:	±2,700 SF
Zoning:	Commercial Heavy
Access:	Ambassador Caffery Pkwy / Guilbeau Rd

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	306	1,349	6,366
Total Population	681	3,110	12,916
Average HH Income	\$55,196	\$54,923	\$51,513

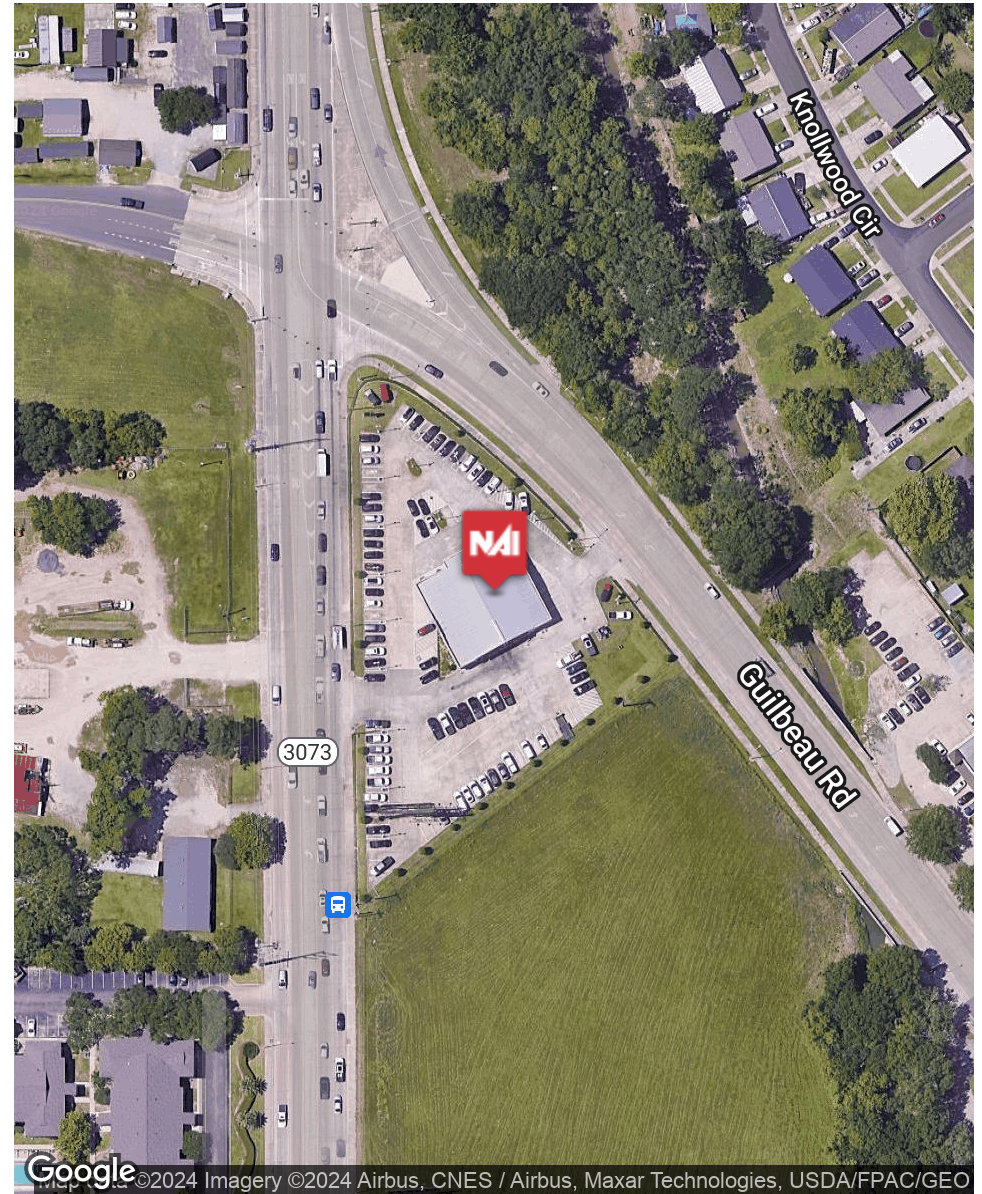
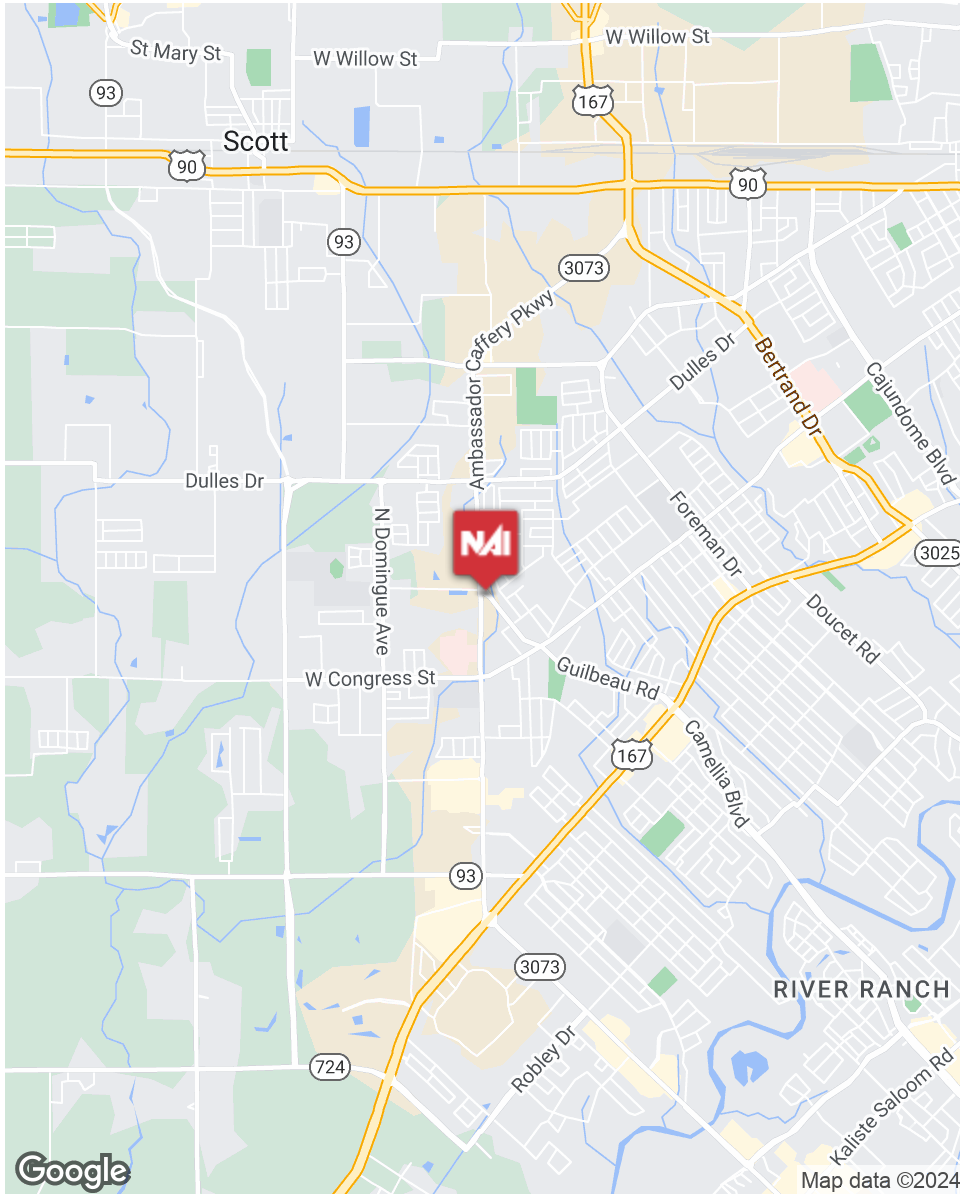
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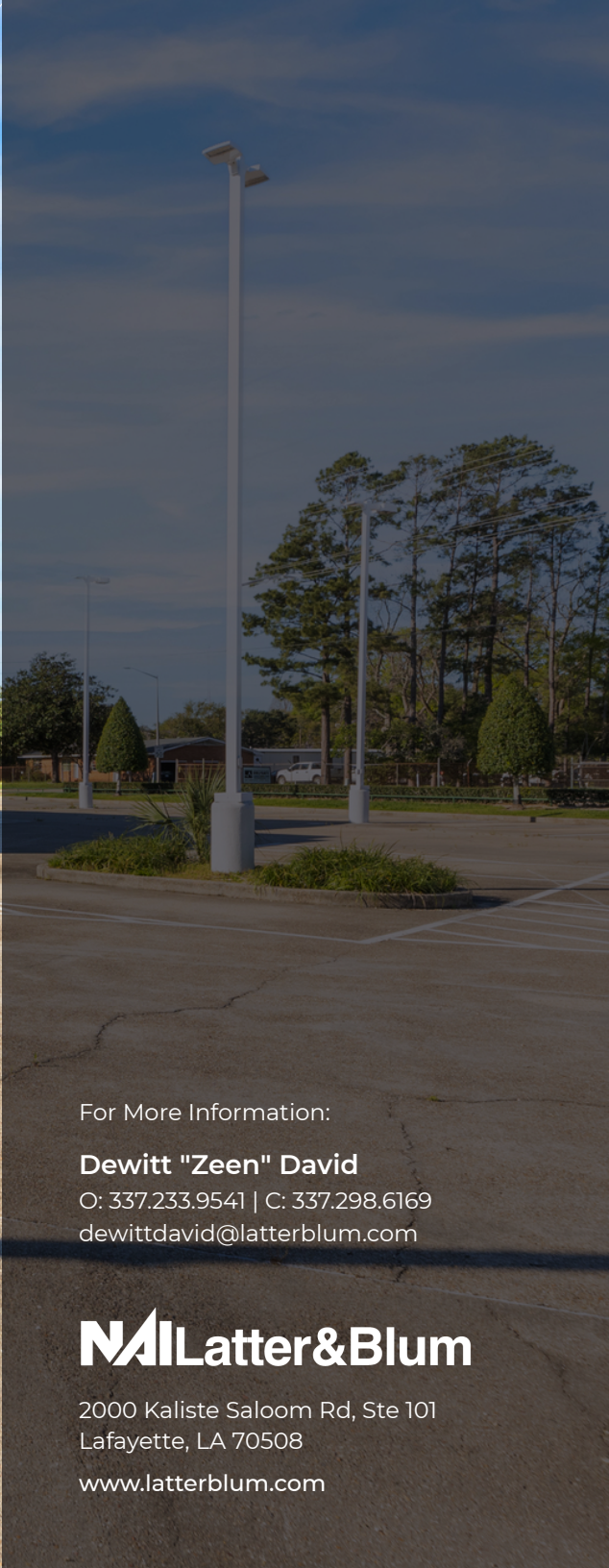
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For More Information:

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