



OFFICE BUILDING FOR SALE

311 W University Ave

Lafayette, LA 70506

Presented By:

John Monteleone, CCIM

Commercial Sales & Leasing

337.278.6444

jmonteleone@rampartcre.com



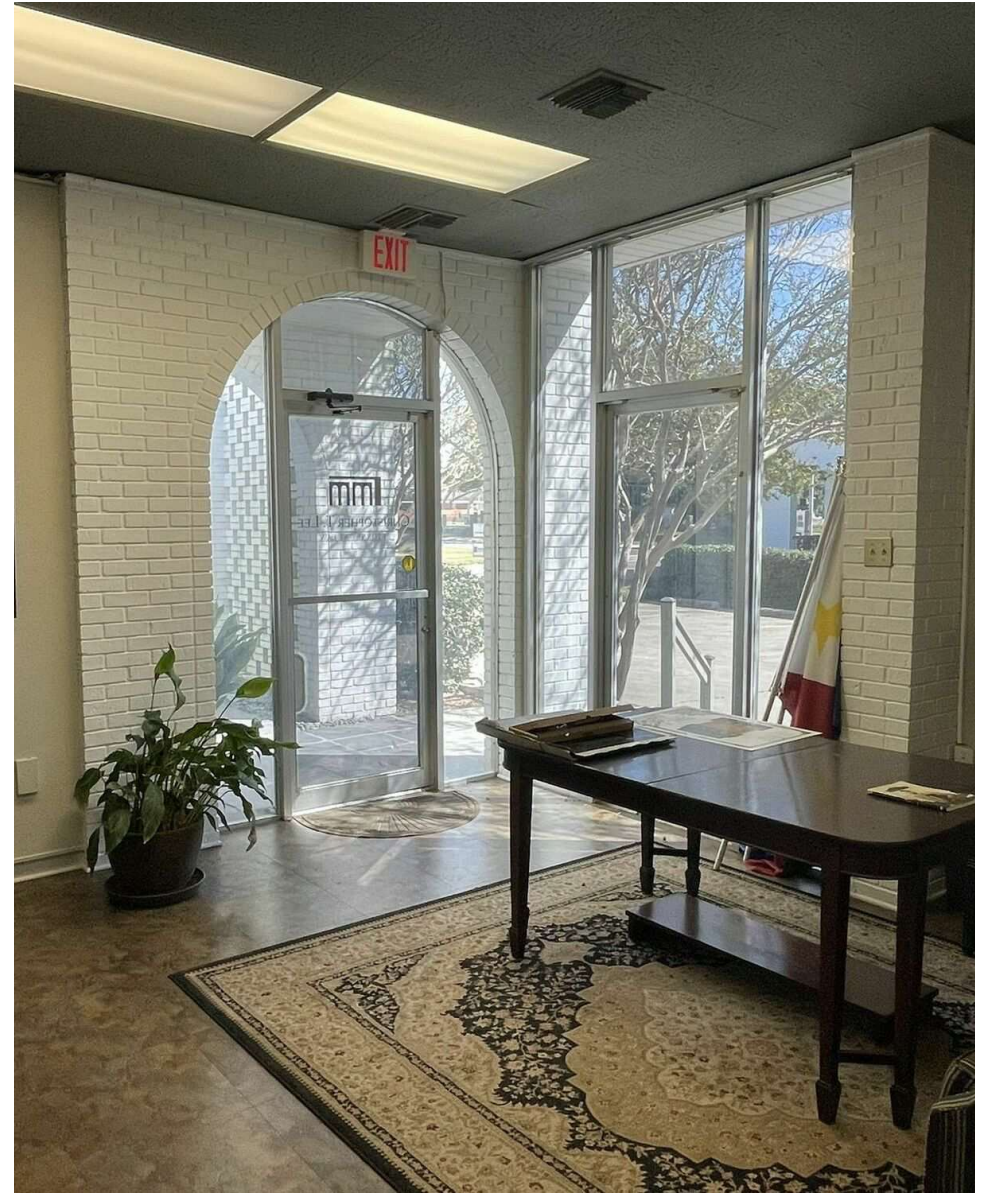
PROPERTY HIGHLIGHTS

- Centrally located near the intersection of University Ave. at Johnston St. with convenient access to Downtown and UL of Lafayette.
- Seven offices with a conference room, kitchen, two lobbies, and two restrooms.
- Potential for three individual tenant suites with private entrances.
- Rear suite has a private courtyard off the main office, conference room, and kitchen.
- Private parking
- LUS Fiber Internet
- Zoned CM-1 Commercial Mixed provides for a wide range of permitted uses.
- Traffic Count exceeding 19,500 VPD.
- Only 1 block from bus stop
- Alarm monitors both fire and burglary.

Sale Price:	\$495,000
Price Per Sq Ft:	\$164.95
Lot Size:	0.29 Acres
Building Size:	3,001 SF
Flood Zone:	X
Zoning:	CM-1 Commercial Mixed

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,536	28,529	54,466
Total Population	10,671	65,139	124,910
Average HH Income	\$67,987	\$71,311	\$82,680

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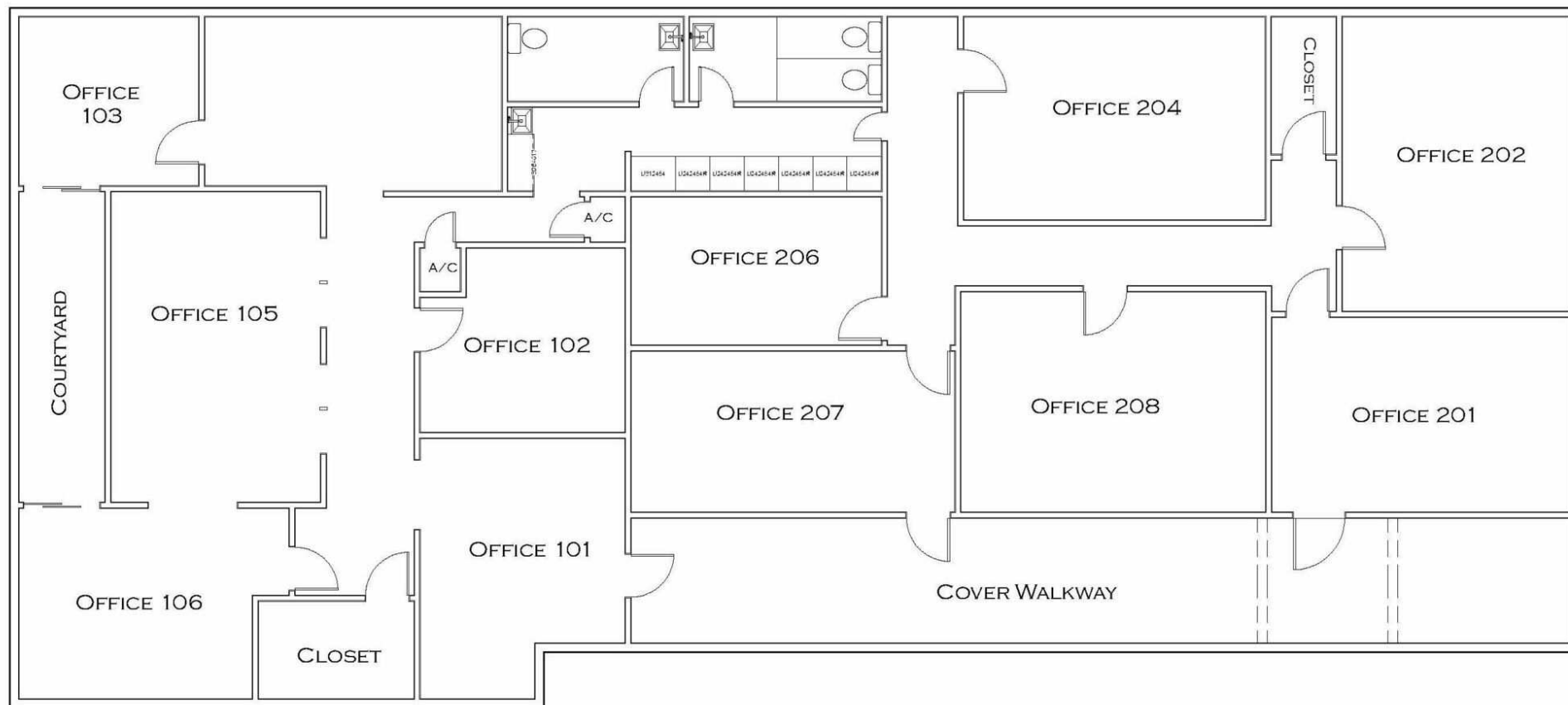


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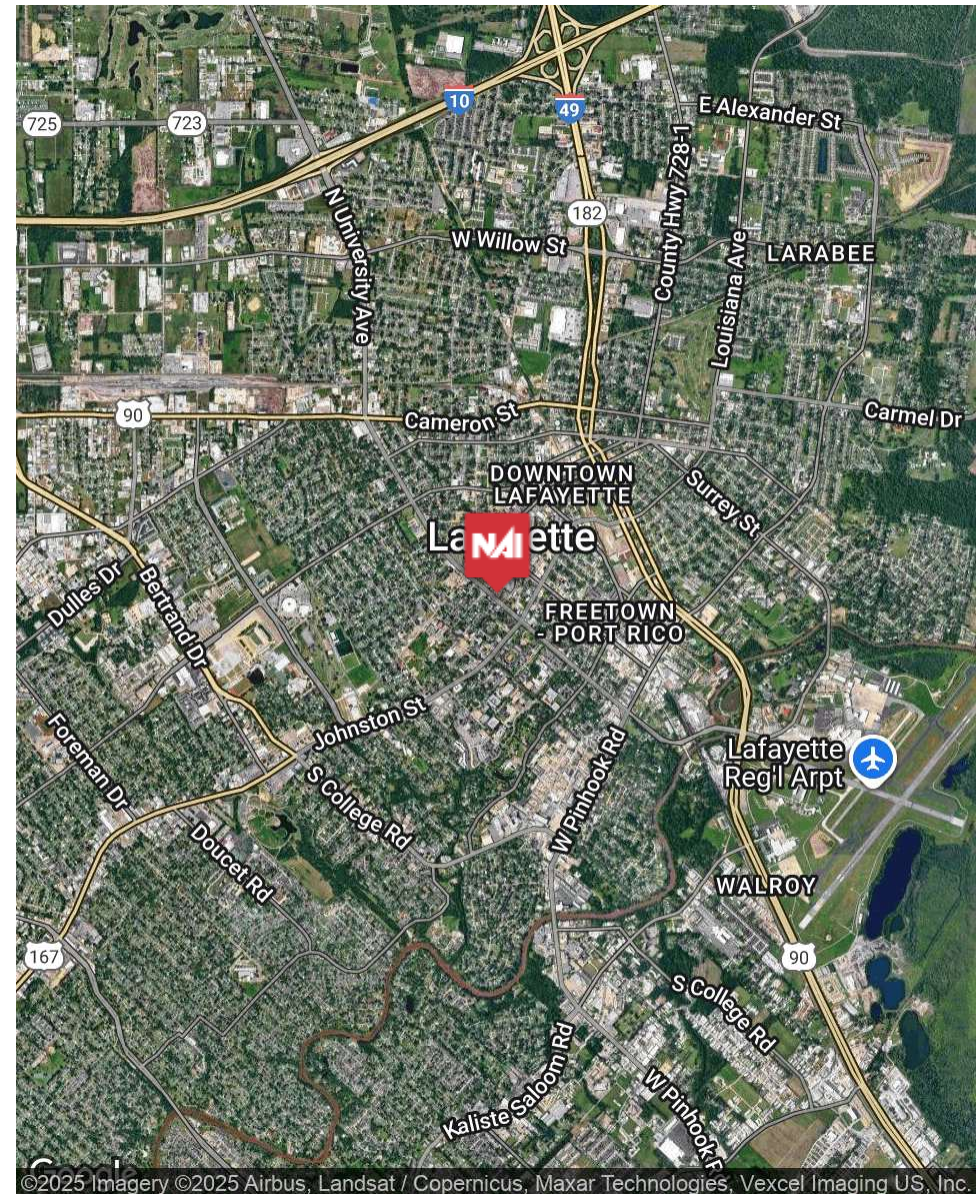
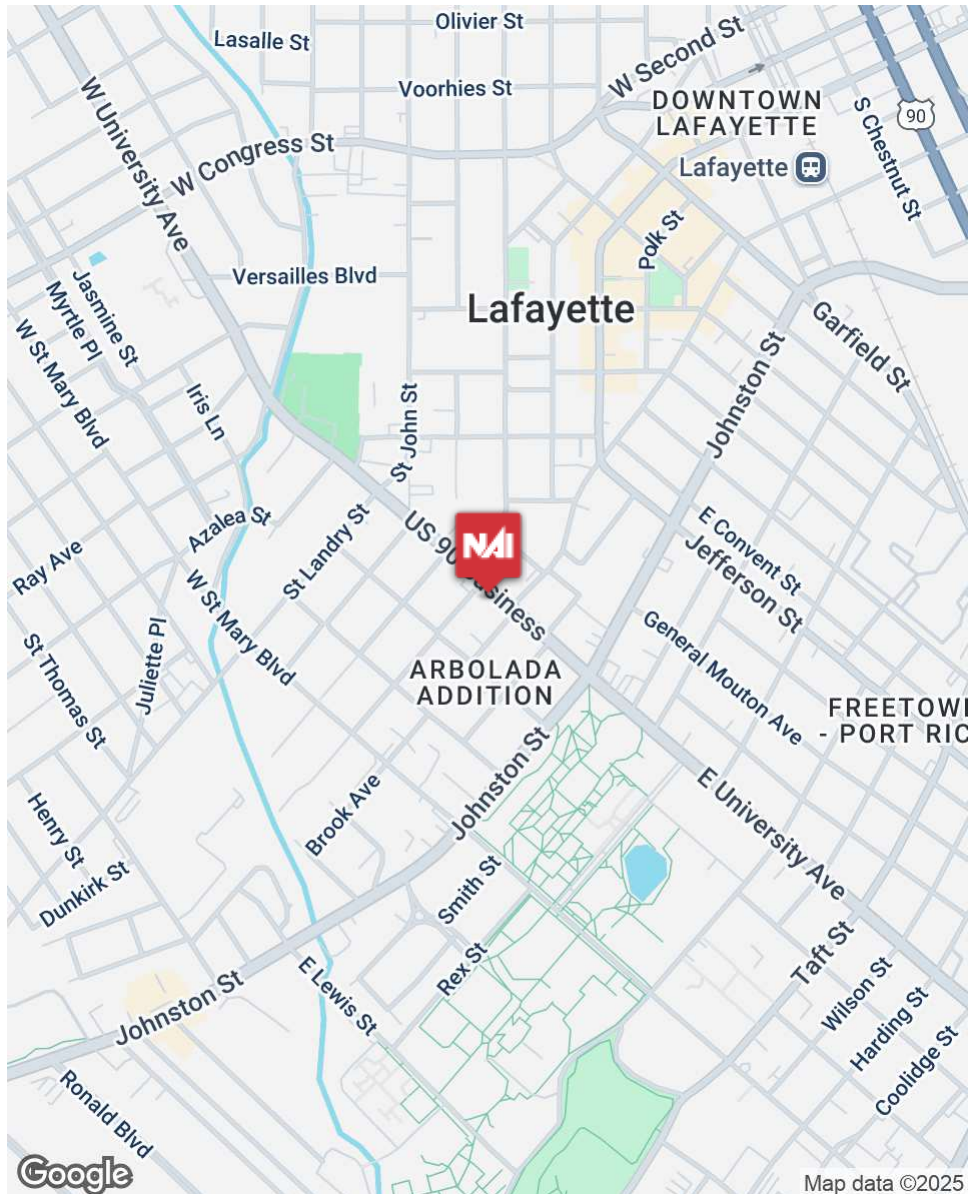
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W UNIVERSITY AVE



NOT DRAWN TO SCALE, FOR ILLUSTRATION PURPOSES ONLY.

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CHRISTOPHER T. LEE
ATTORNEY AT LAW



KENNETH D. ST. PÉ
PROFESSIONAL LAW CORPORATION

For More Information:

John Monteleone, CCIM
Commercial Sales & Leasing
337.278.6444
jmonteleone@rampartcre.com

NAL Rampart

400 East Kaliste Saloom Rd., Ste 8100
Lafayette, LA 70508

www.rampartcre.com