



311 W. UNIVERSITY AVE., LAFAYETTE, LA 70506

Professional Office Building for Sale

Sale Price: \$495,000

High Traffic Area
Total Space: 3,001 SF

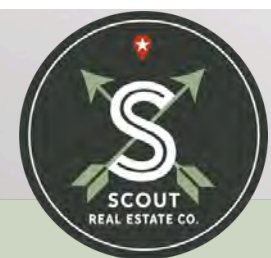


Centrally located near the intersection of University Ave. and Johnston St., this versatile office property offers convenient access to Downtown Lafayette and the University of Lafayette.

The building features seven offices, a conference room, kitchen, two lobbies, and two restrooms, with the flexibility to accommodate up to three individual tenant suites, each with private entrances.

The rear suite includes a private courtyard, providing a unique and inviting work environment.

Additional highlights included private parking, and CM-1 Commercial Mixed Zoning, allowing a wide range of potential uses.



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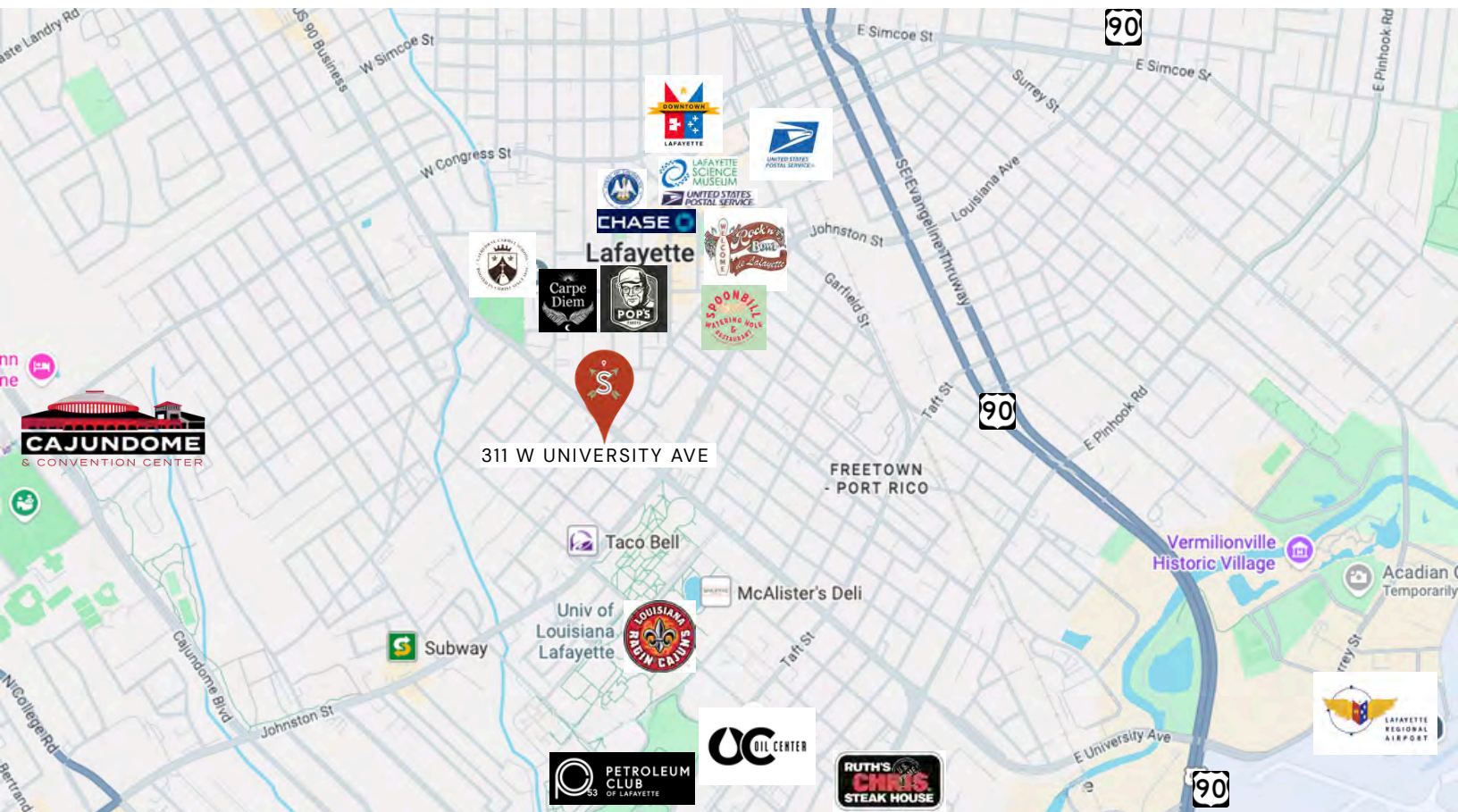
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