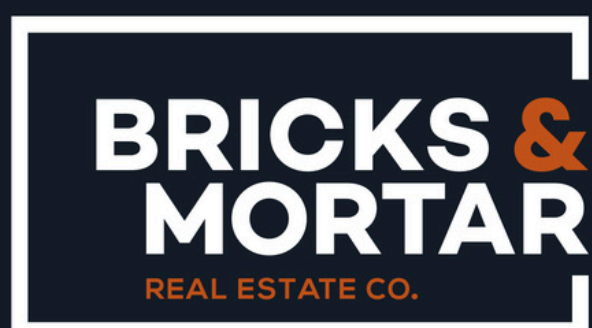


OFFERING MEMORANDUM

230 W SALE RD, LAKE CHARLES, LA 70605

FOR SALE



KEEPING IT REAL | KEEPING IT LOCAL

Chris Khoury | REALTOR®

C: 337.526.9647 | O: 337.564.6345

chris@bamswla.com

CONFIDENTIALITY DISCLAIMER

230 W SALE RD, LAKE CHARLES, LA 70605

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Licensed in the State of Louisiana. Broker of Record: Chris Khoury.

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MEDICAL OFFICE BUILDING

230 W SALE RD, LAKE CHARLES, LA 70605

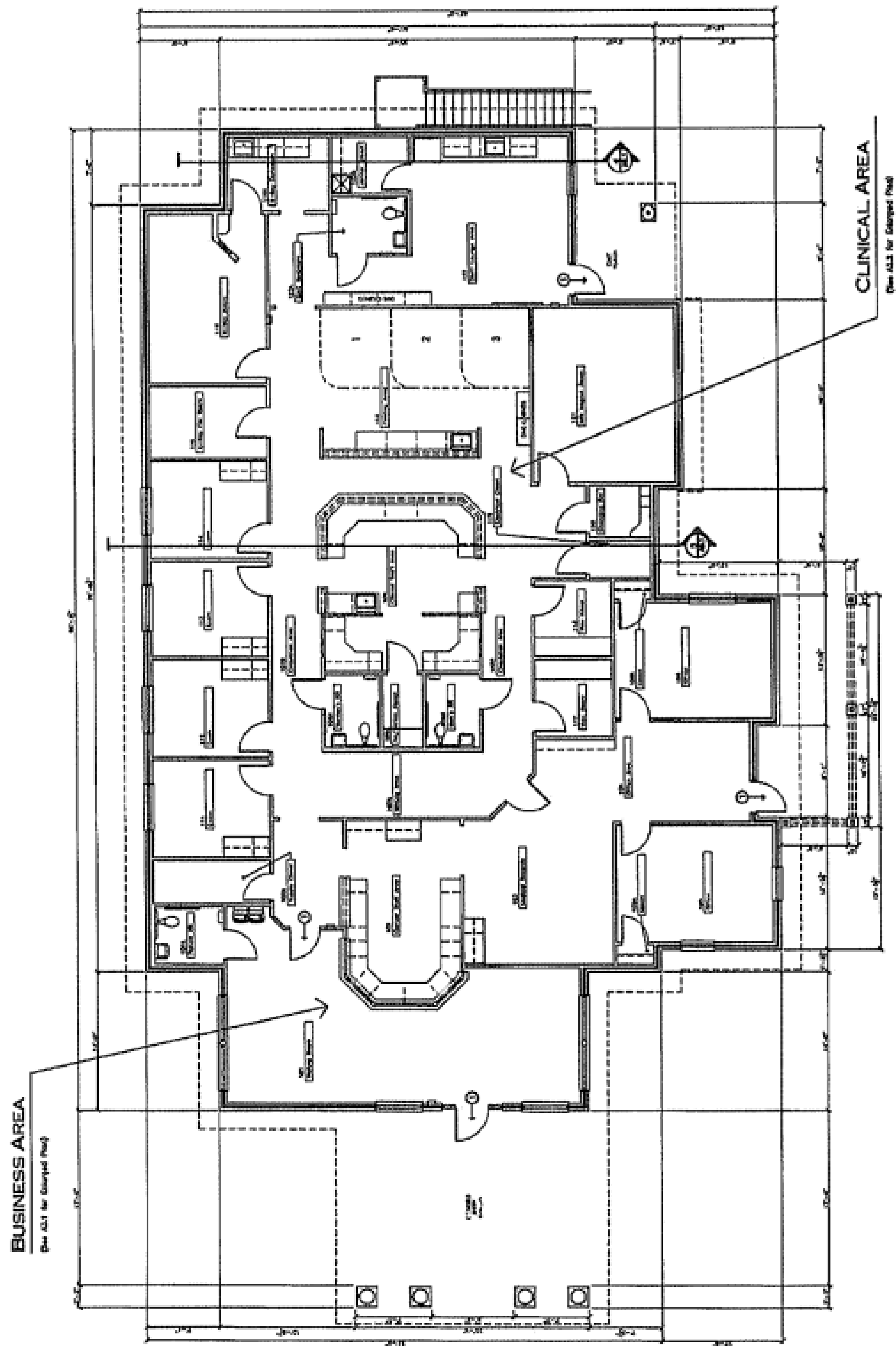
Executive Summary

Metric	Detail
Building Area	5,548 SF
Lot Size	0.71 AC
Frontage	150 ft (West Sale Rd)
Parking	35 striped spaces
Year Built	2006–2007
Construction	Wood frame
Current / Best Use	Medical office, outpatient clinic, imaging, specialty practice
Zoning	Commercial
Flood Zone	Zone X (Per LSU Agg)
Offering	\$1,390,000

Custom-built for clinical efficiency and long-term durability, this medical facility delivers a patient-centric layout with integrated reception, multiple exam suites, and lead-lined imaging space—including an MRI-ready bay-finished in commercial-grade materials that keep maintenance to a minimum. Professional landscaping with automated irrigation enhances curb appeal, while proximity to McNeese State University and a cluster of national retailers channels steady consumer traffic and referral potential. An unfinished second-floor shell provides immediate upside for additional treatment rooms, administrative offices, or ancillary services, giving an operator or investor both turnkey usability today and expansion capacity for tomorrow.

FLOOR PLAN

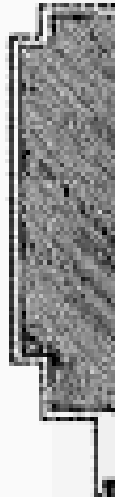
230 W SALE RD, LAKE CHARLES, LA 70605



FLOOR PLAN
SCALE 3/16" = 1'-0"



Project Information
Architect: [illegible]
Engineer: [illegible]
Date: [illegible]



230 W SALE RD, LAKE CHARLES, LA 70605



PHOTOS

230 W SALE RD, LAKE CHARLES, LA 70605



PHOTOS

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PHOTOS

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PHOTOS

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PHOTOS

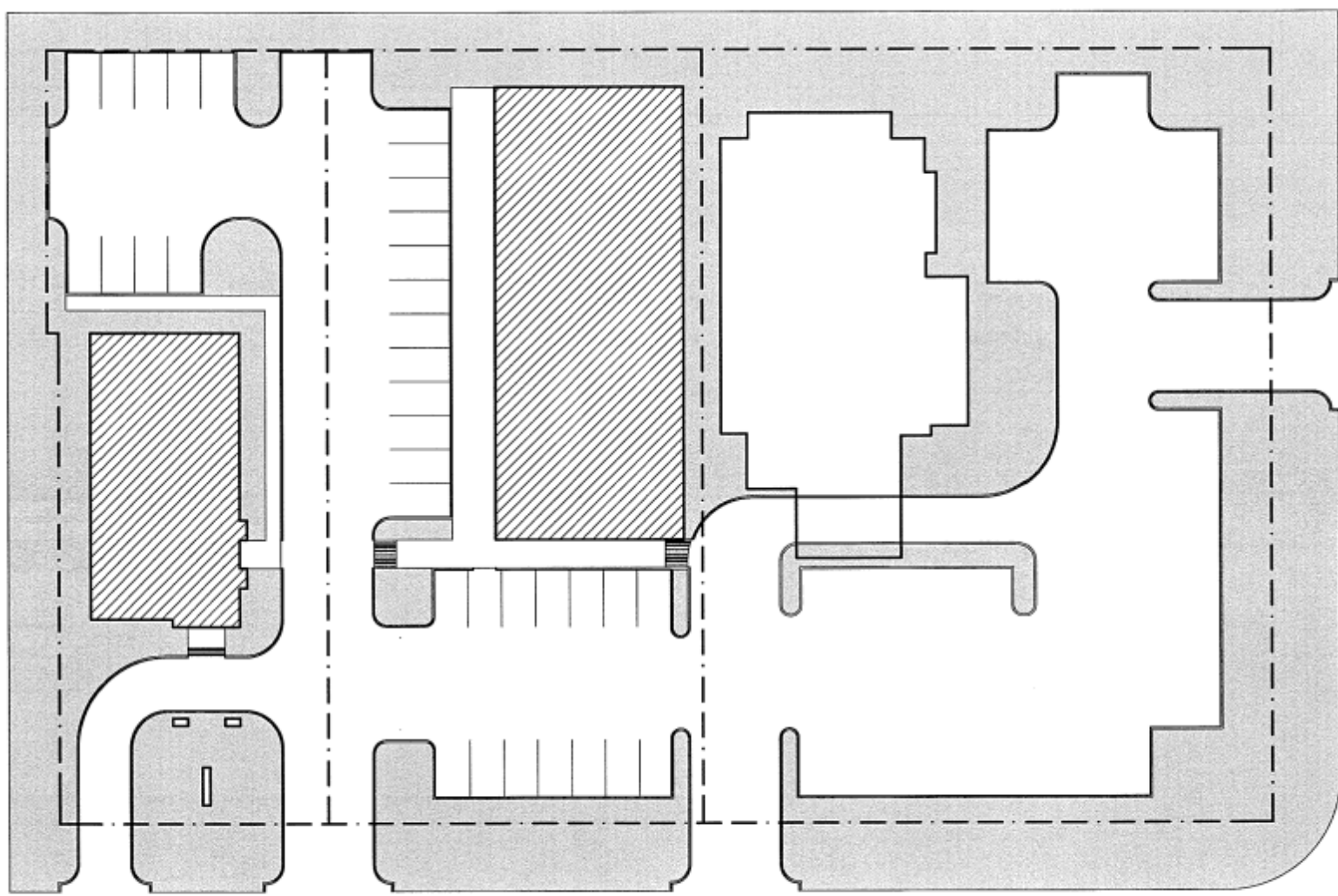
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ADJACENT LOT

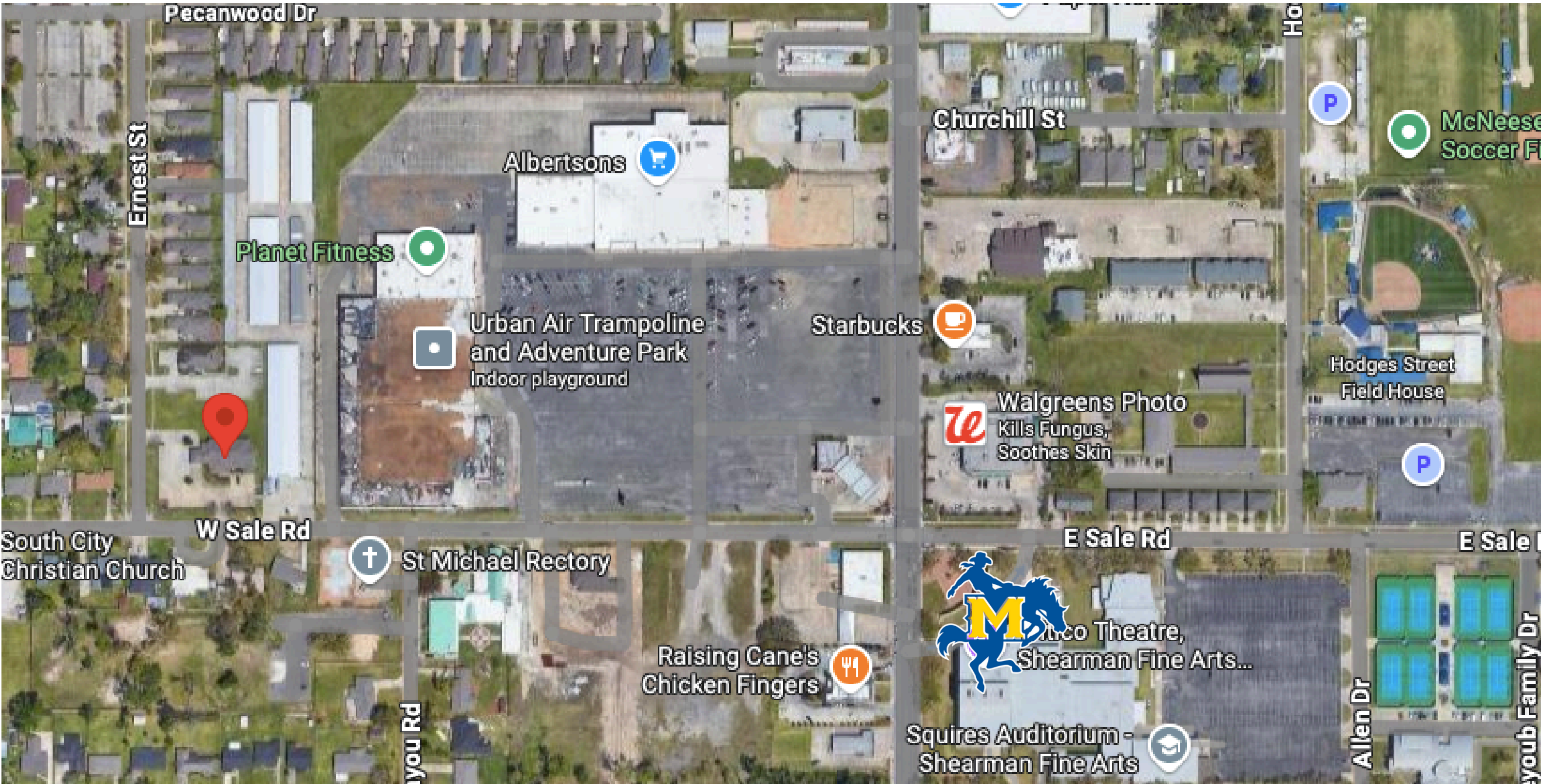
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An additional 0.51-acre parcel, immediately adjacent to the medical office, is available for purchase at \$150,000. Preliminary site drawings show how the tract can be integrated with the existing property to create a substantially larger, re-striped parking field with improved circulation aisles, ADA-compliant stalls, and dedicated delivery access. Acquiring this land today gives a buyer control of the entire corner, increases parking capacity to match higher patient volumes, and preserves long-term flexibility for future expansions.



LOCATION MAP

230 W SALE RD, LAKE CHARLES, LA 70605



TRAFFIC FLOW MAP





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