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FOR SALE

OFFICE BUILDING

327 BROAD ST

LAKE CHARLES, LA 70601

RE/MAX ONE

12836 Highway 171
Longville, LA 70652



PRESENTED BY:

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PROPERTY INFORMATION

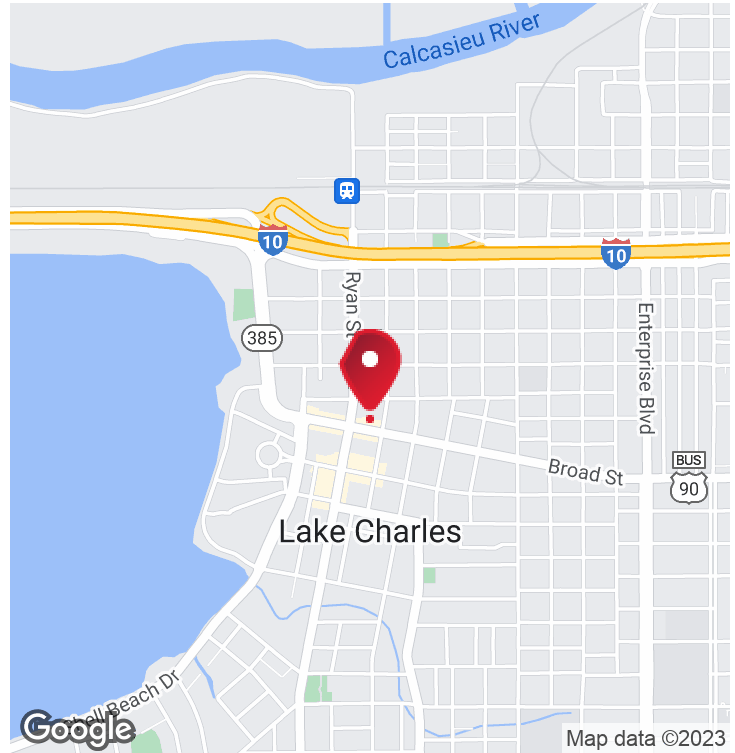
IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	24,600 SF
Lot Size:	23,958 SF +/-
Price / SF:	\$60.98

PROPERTY OVERVIEW

Welcome to a historic gem in the heart of downtown! This charming building, lovingly known as the old Children's Museum, holds decades of memories and awaits a new chapter in its storied history. Surrounded by many businesses, both old and new, governmental buildings, restaurants, law offices, banks, bars and so much more, this asset sits in a prime downtown location with high vehicle and foot traffic.

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Just seconds from Interstate 10 and a few city blocks from the Civic Center and the beautiful Lake Charles, it's a must see to appreciate its character, potential and size. With a generous 24,600 square feet of space spanning across three stories, the possibilities are endless. Whether you envision a thriving restaurant, a bustling event center, luxurious apartments, or modern office spaces, this building offers a canvas for your imagination. Located near the city's highway system, this property enjoys excellent accessibility, ensuring a steady flow of visitors and customers.

As an added bonus, 42 parking spots are included, setting your business apart from the hustle and bustle of downtown Lake Charles. While not currently on the historical registry, this building is a piece of local history, and with some TLC, it can be restored to its former glory. It's a project that promises to reward your efforts with a piece of living history. The building features ADA accessibility and features a working elevator to ensure all guests are included.

Additionally, it boasts a bay/loading dock, a valuable asset for businesses requiring efficient logistics. It's the perfect 1031 Exchange replacement property or for the investor looking to add another quality asset to their portfolio. Don't miss the chance to make your mark on this historic building and be part of the downtown revitalization. Make your dreams a reality in this iconic and rare space. Additional parking is available and can be negotiated. Call today for additional information and to schedule your showing.

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COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

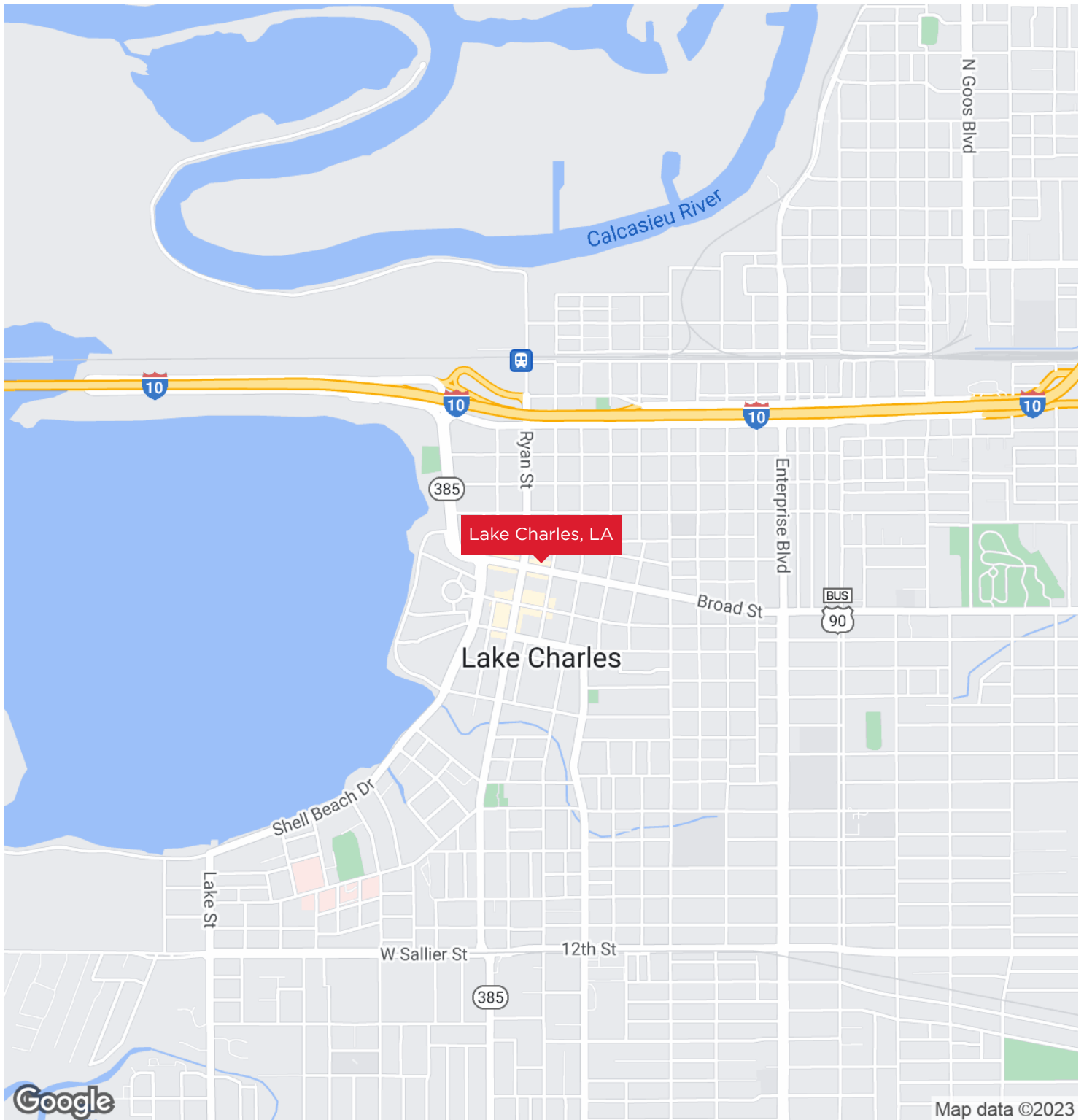
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

REGIONAL MAP



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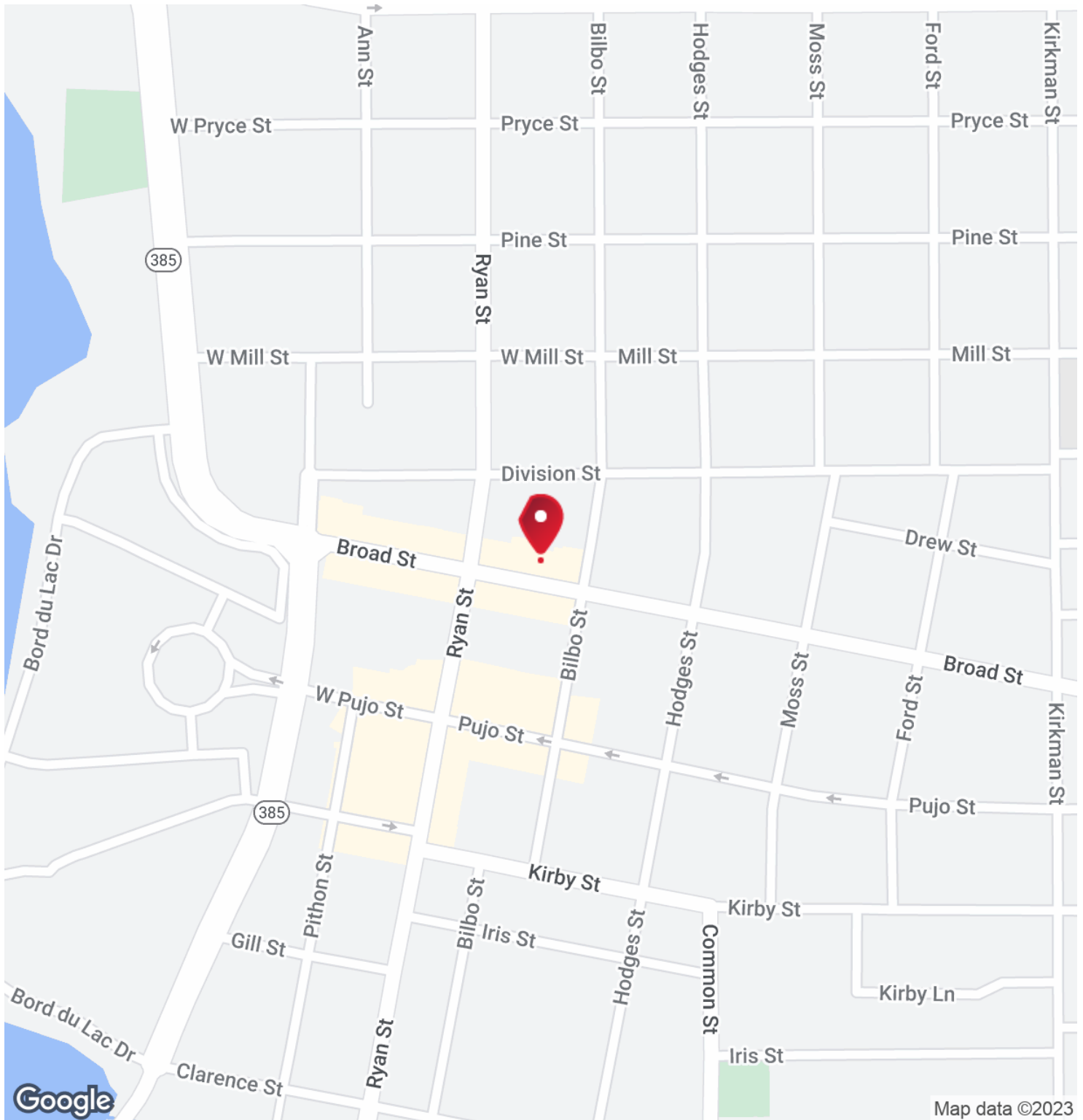
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LOCATION MAP



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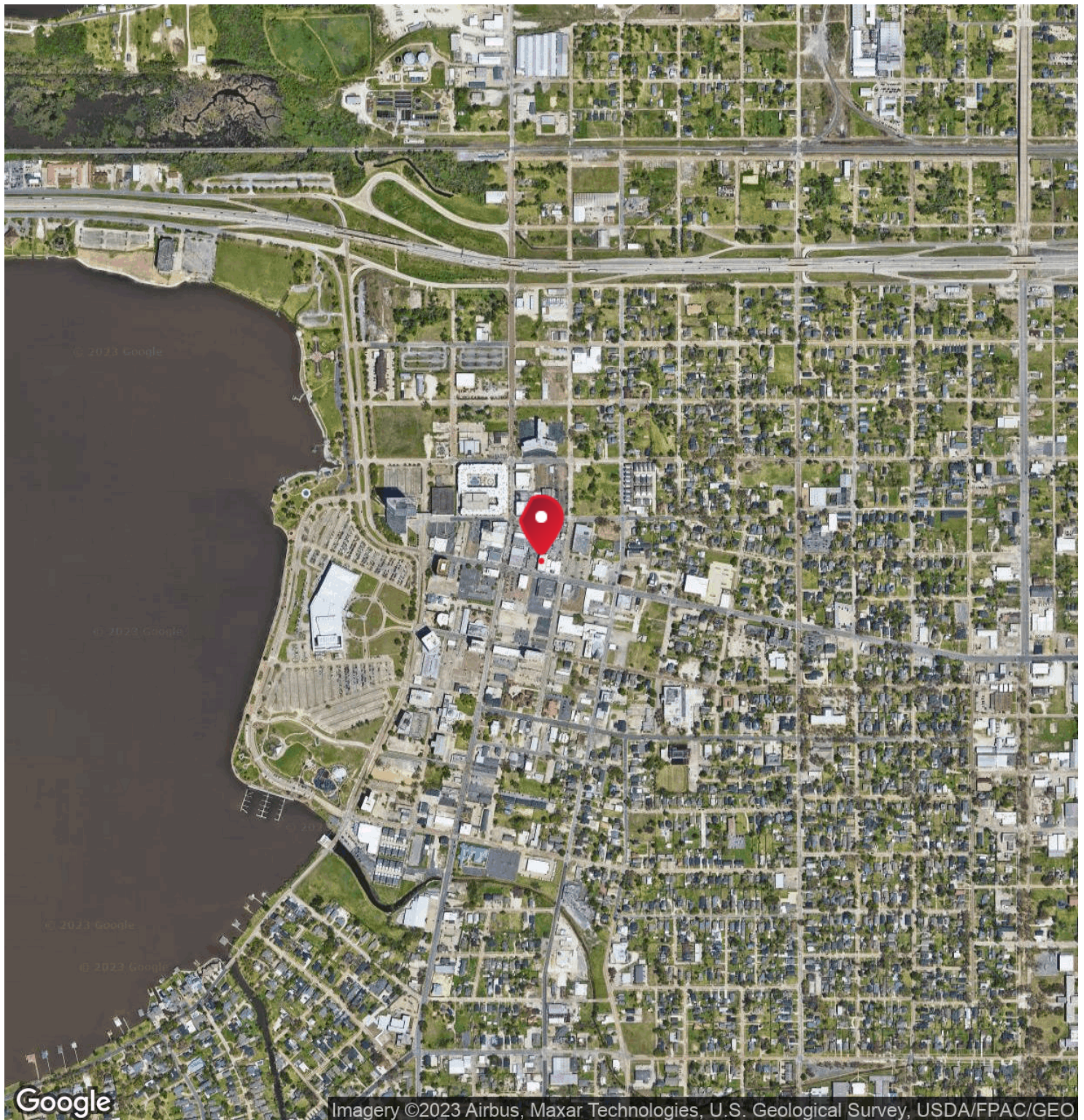
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AERIAL MAP



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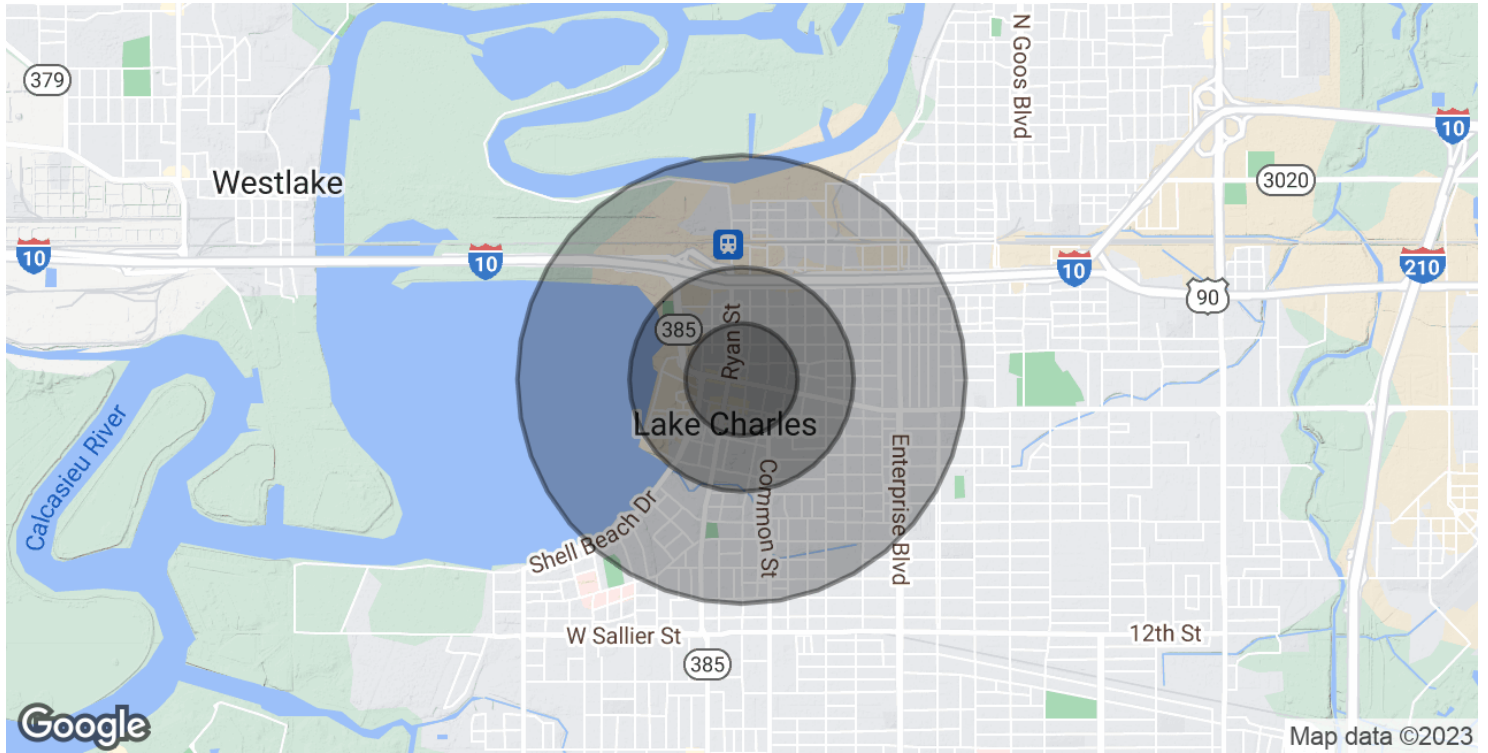
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	338	1,210	3,769
Average Age	46.0	44.8	42.8
Average Age (Male)	46.6	45.1	43.0
Average Age (Female)	43.7	42.8	42.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	258	897	2,580
# of Persons per HH	1.3	1.3	1.5
Average HH Income	\$60,673	\$66,894	\$74,673
Average House Value	\$151,535	\$161,717	\$176,745

* Demographic data derived from 2020 ACS - US Census

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