

A two-story brick medical office building with a gambrel roof, three dormer windows, and a covered front porch supported by white columns. The building is located at 500 Juliette Place, Lafayette, LA 70506. The foreground shows a paved parking lot with yellow lines and a street with a double yellow line. The sky is clear blue.

Medical Office Building

500 Juliette Place,
Lafayette, LA 70506

**OFFICE BUILDING FOR
SALE**

Prepared By:

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PROPERTY DESCRIPTION

Two-story medical office building at corner of Juliette Place and St. Thomas Street. Former Allure Enhancement Center a medical spa.

FIRST FLOOR: Large waiting room with handicap restroom, two receptionist areas, five offices (one with private restroom), two additional restrooms, eight exam rooms, coffee room, laboratory, supply room.

SECOND FLOOR: Lobby, large treatment room, large nursing station, large mixing room, breakroom/conference (W/D connections), small office, three storage rooms, partially finished area for future expansion.

OFFERING SUMMARY

Sale Price:	\$1,100,000
Building Size:	6,500 sf
Price per SF:	\$169.23
Lot Size:	0.42 acres
Zoning:	Commercial Mixed-1
Parking:	28 + 1 handicap
Public Utilities:	Elec, water, sewer, gas
Central HVAC:	Electric AC. Gas Heat.
2nd Floor Access:	Firewalled Stairwell & Elevator

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Firewalled Stairwell



Elevator Shaft

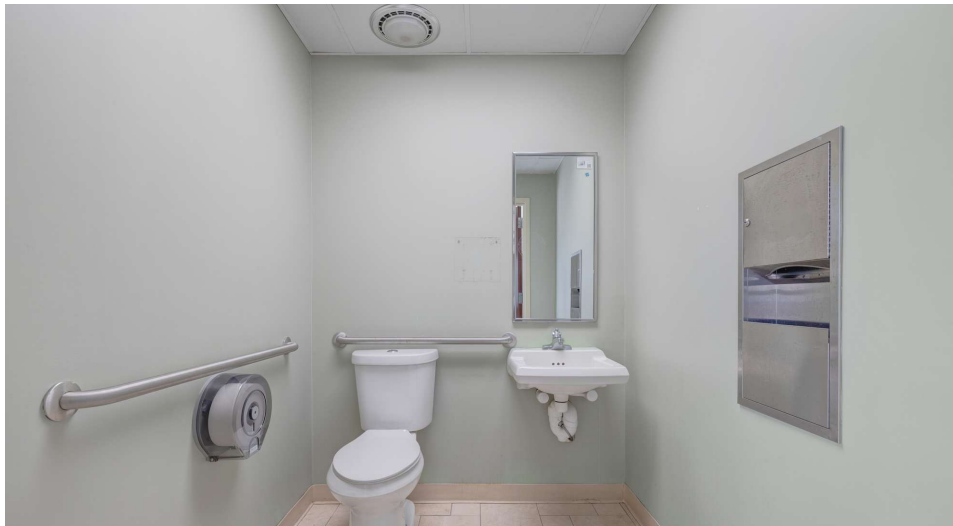


1st Floor Waiting Room



1st Floor Waiting Room Entrance

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1st Floor Waiting Room Handicap Restroom



1st Floor Receptionist Area (2)



1st Floor Doctor Office with Private Restroom



1st Floor Doctor Office

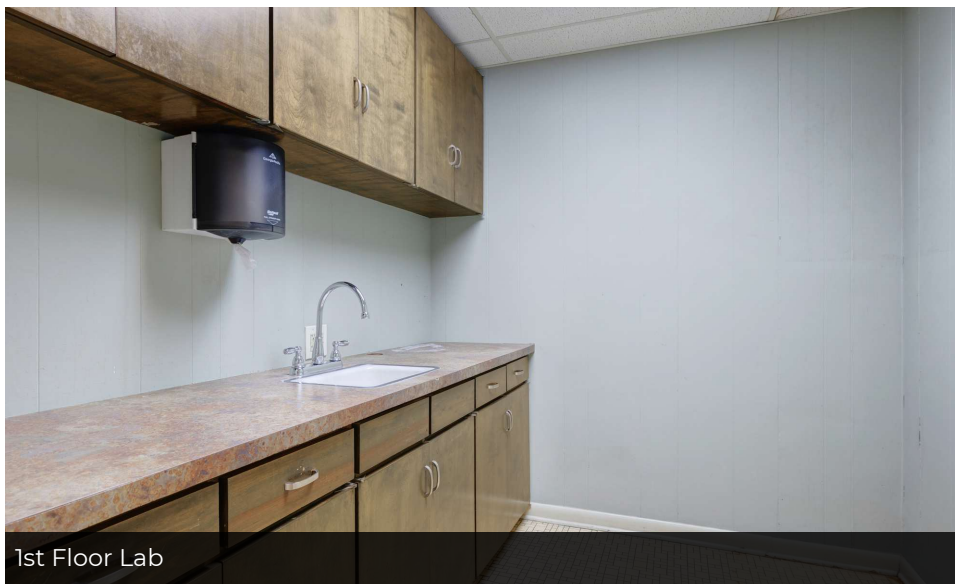
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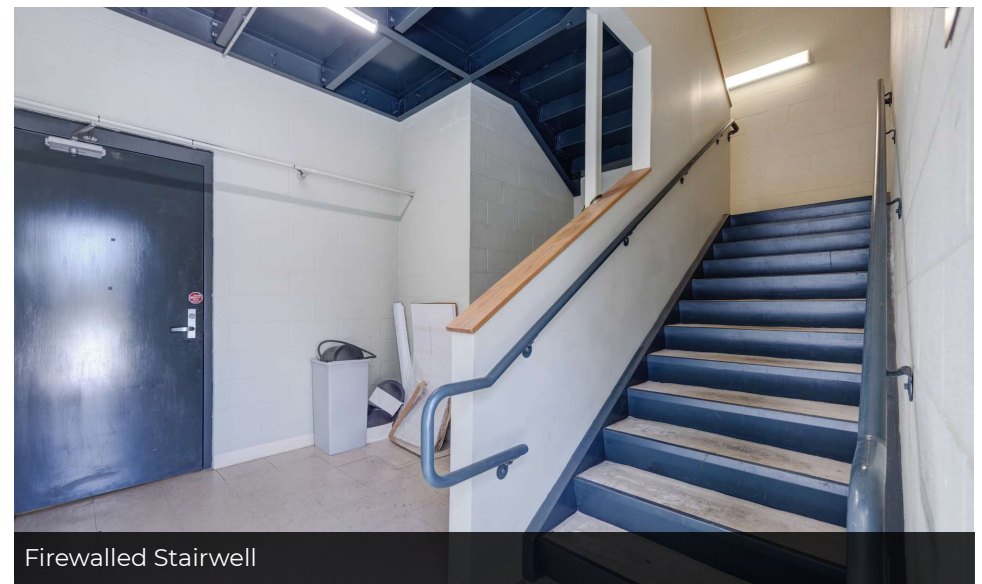
1st Floor 1st Typical Exam Room



1st Floor Coffee

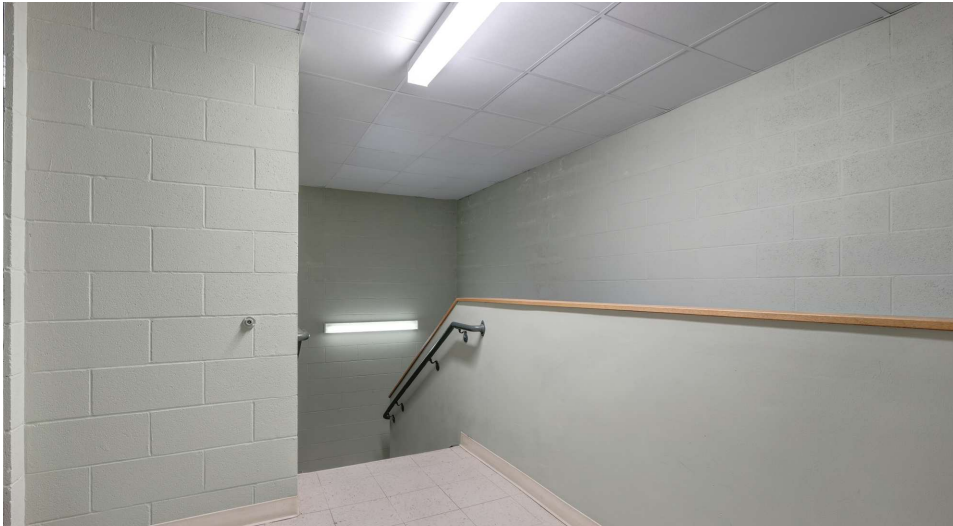


1st Floor Lab



Firewalled Stairwell

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2nd Floor Stairwell Landing Area



2nd Floor Wash Basin



2nd Floor Breakroom/Conference



2nd Floor Elevator Hall & Exterior Fire Stair Door

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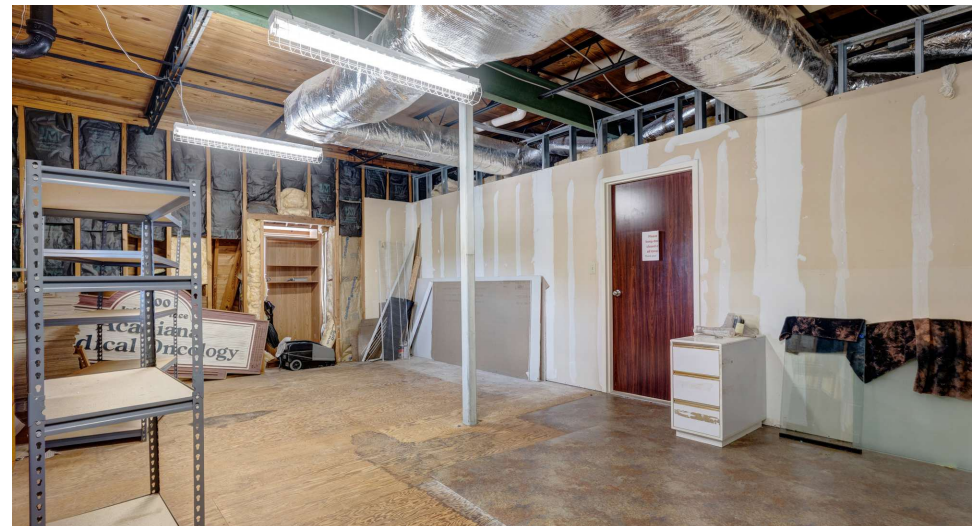
2nd Floor Treatment Room



2nd Floor Treatment Room



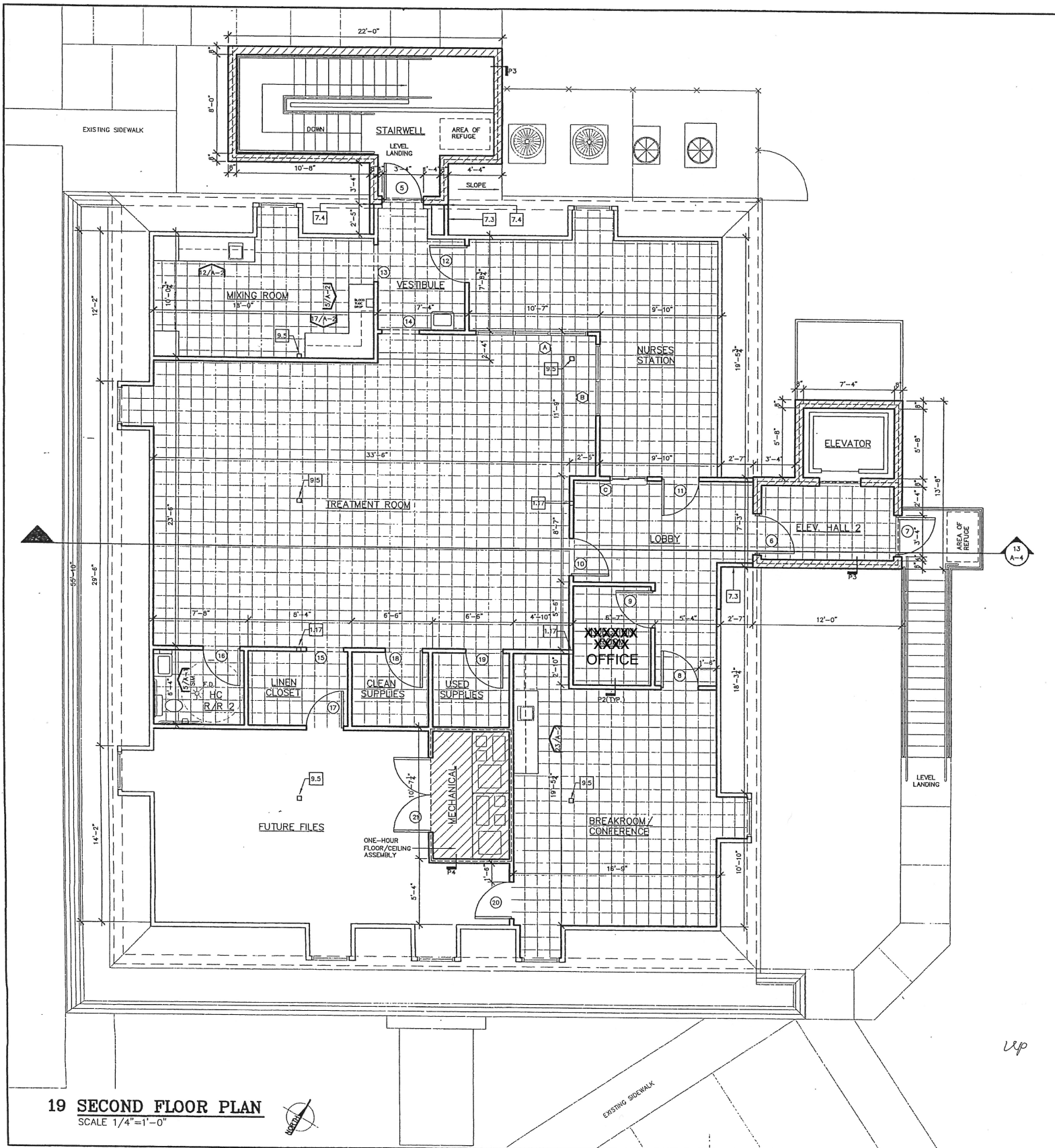
2nd Floor Nurses Station



Partially Finished Future Expansion Area

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LAFAYETTE

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