

4308 Highway 90 E New Iberia LA

INDUSTRIAL OFFICE SPACE WITH YARD FOR SALE

4308 Highway 90 East New Iberia, LA 70560

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Highway 90 E Lafayette LA-4308

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PROPERTY SUMMARY



Property Description

The subject property is a 10,000+/- SF industrial/office building located on Hwy. 90 in New Iberia. The property most recently housed a scaffolding company is ideal for companies with significant office requirements and outside yard area to accommodate equipment and vehicles. There are two ingress/egress points on the Hwy. 90 service road. The one building on site includes 8,000 SF of office and 2,000 SF of warehouse space. Large stabilized yard surrounds the building.

Property Highlights

- 10,000 SF Office/warehouse Building for sale
- Owner Financing Available at 20% down and 8% interest on a 15 year term.
- The property Fronts Hwy 90 providing excellent visibility
- 1.225 +/- Acre site size, fully stabilized with limestone

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Financial Summary

Sale Price:	\$425,000
Owner Financing:	20% Down, 8% Fixed Interest, 15 year term
Down Payment:	\$85,000 (20%)
Amount Financed:	\$340,000
Monthly Payment:	\$3,250
Term:	15 years (no balloon)
Owner Financing Terms:	20% Down , 8% Fixed Interest, 15 Year Loan
Down Payment:	\$85,000
Monthly Payment:	\$3,250



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ADDITIONAL PHOTOS



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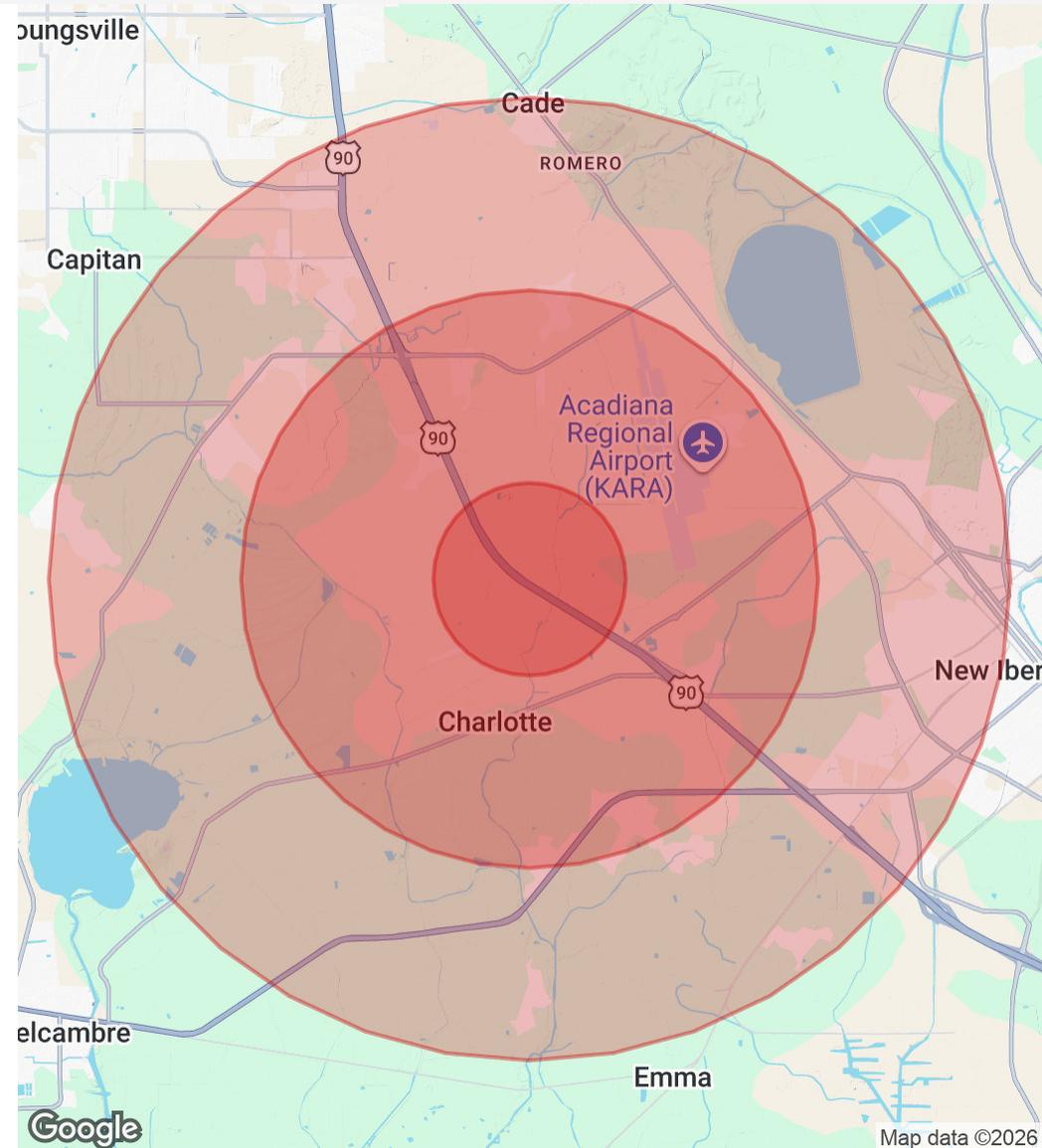
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	662	5,904	20,059
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	39	39	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	229	2,121	7,560
# Of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$58,846	\$60,651	\$65,644
Average House Value	\$160,705	\$179,595	\$175,969

Demographics data derived from AlphaMap



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MEET THE TEAM



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