



RETAIL PROPERTY FOR SALE

FORMER AUTO DEALERSHIP

2611 Ambassador Caffery Pkwy, Lafayette, LA 70506

Presented By:

Dewitt "Zeen" David

337.298.6169

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PROPERTY HIGHLIGHTS

- Former Pre-Owned Car Dealership Available
- Quality Facility in Excellent Condition (renovated in 2015)
- ±3,700 SF Total (2,700 SF Office/Retail & 1,000 SF Shop)
- Three 12' x 12' Roll-up Doors in Shop/Detailing Area
- ±3,200 SF of Front & Side Canopies
- LED Lit Parking Lot w/ 88 Designated Spaces
- 50,000+ SF of Commercial Grade Concrete
- Sale Includes all Existing Cubicle Systems, Digital Sign, Security Systems, any Remaining FF&E and Existing Billboard Lease
- HIGH VISIBILITY to two heavily-traveled thoroughfares.

Sale Price:	\$1,500,000
Lot Size:	±1.57 Acres
Total Building Size:	±6,900 SF
Conditioned Space:	±2,700 SF
Zoning:	Commercial Heavy
Access:	Ambassador Caffery Pkwy & Guilbeau Rd
Parking	88 Onsite Spaces

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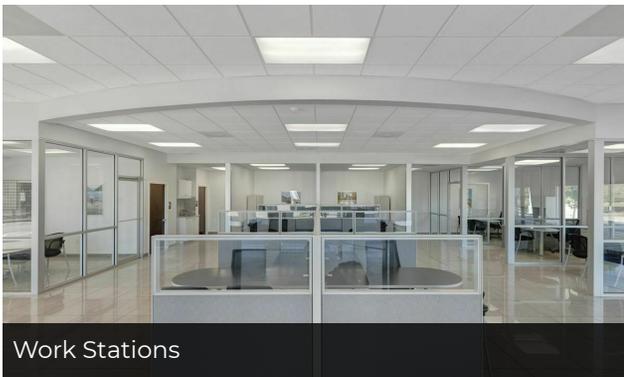
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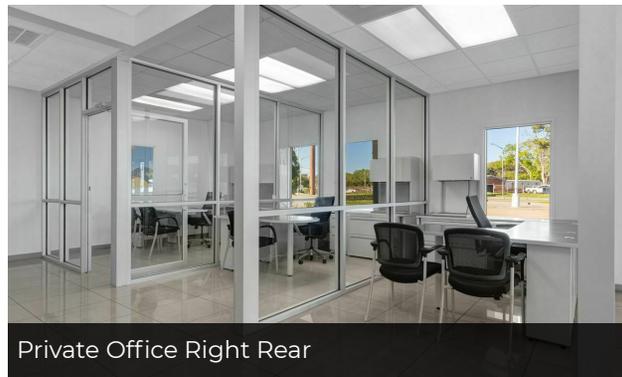
Front Canopy



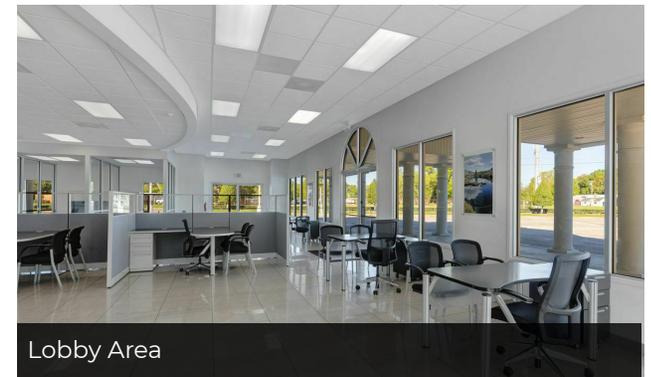
Rear View



Work Stations



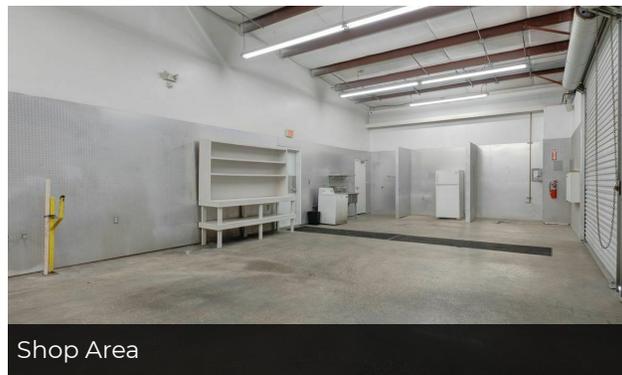
Private Office Right Rear



Lobby Area



Private Office Left Front

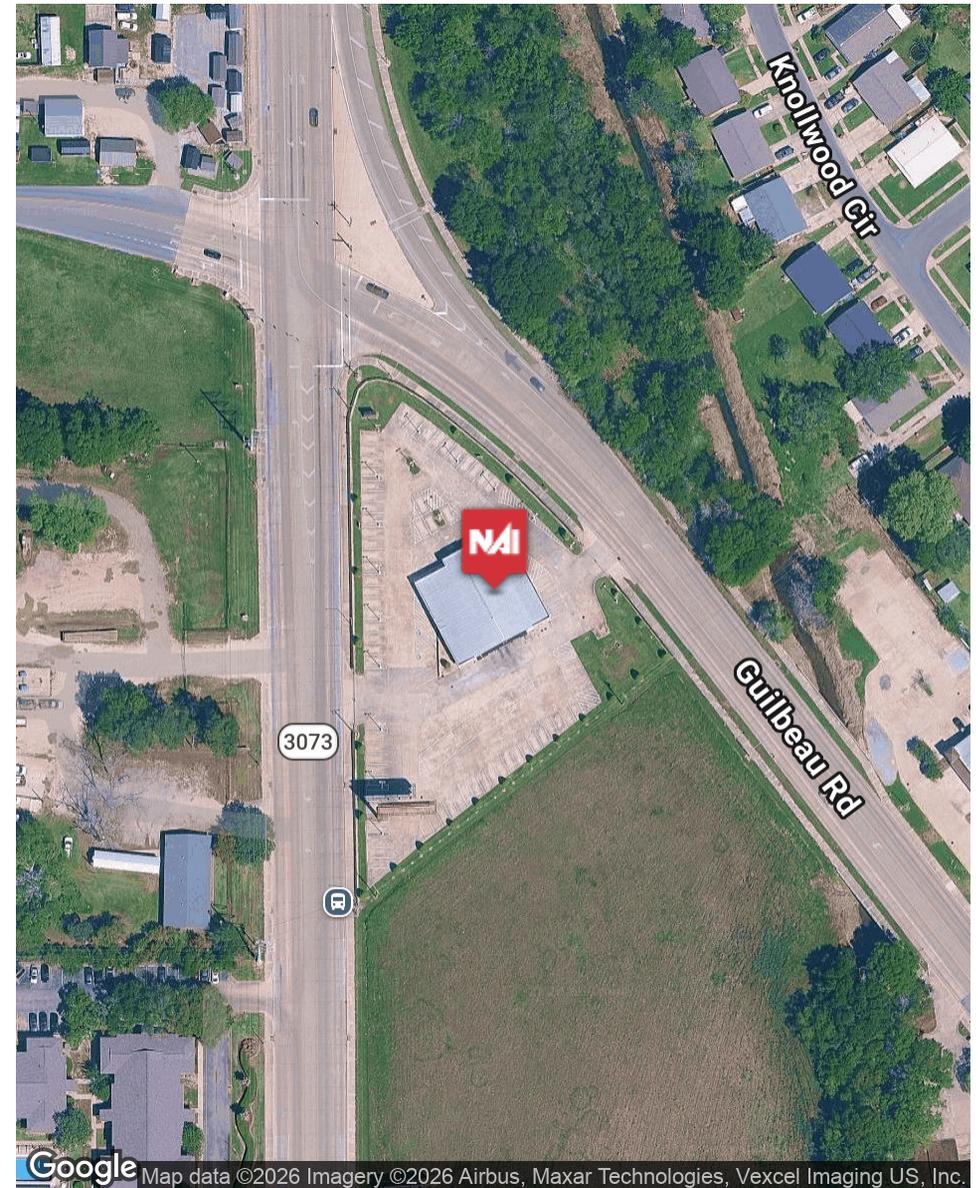
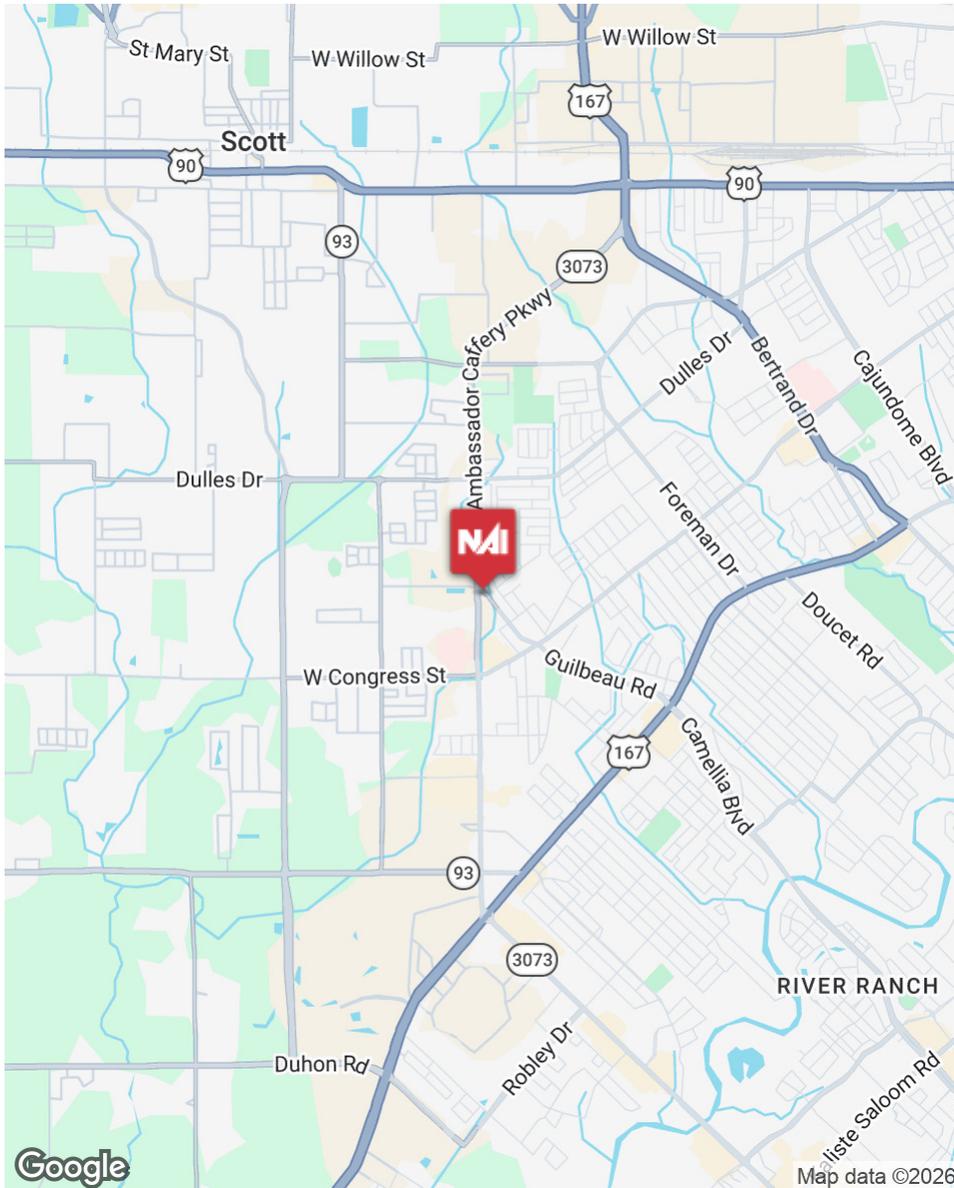


Shop Area



Shop Area Rollup Doors (3)

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NOTES

MINIMUM LOT SIZE: 68.433 SQ. FT.
 MINIMUM LOT FRONTAGE: 335.54'
 TOTAL AREA: 1.571 AC.
 MUNICIPAL NUMBERS: 
 LIMITS OF DEDICATION: A-B-C-D-E-F-G-A
 TOTAL NUMBERS OF LOTS: 1

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X ACCORDING TO F.I.R.M. NO. 22055C-0045-G DATED 1-19-96.

I CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEETS THE 'MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS' FOR A CLASS C SURVEY, AS ADOPTED BY THE LA. STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. (LAC TITLE 46:LXI CH. 25)

I CERTIFY THAT THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION & CONTROL.

REFERENCE PLAT BY F. LEE JOLLEY, RLS. OF METRO LOOP PHASE IIA; DATED 8-05-80

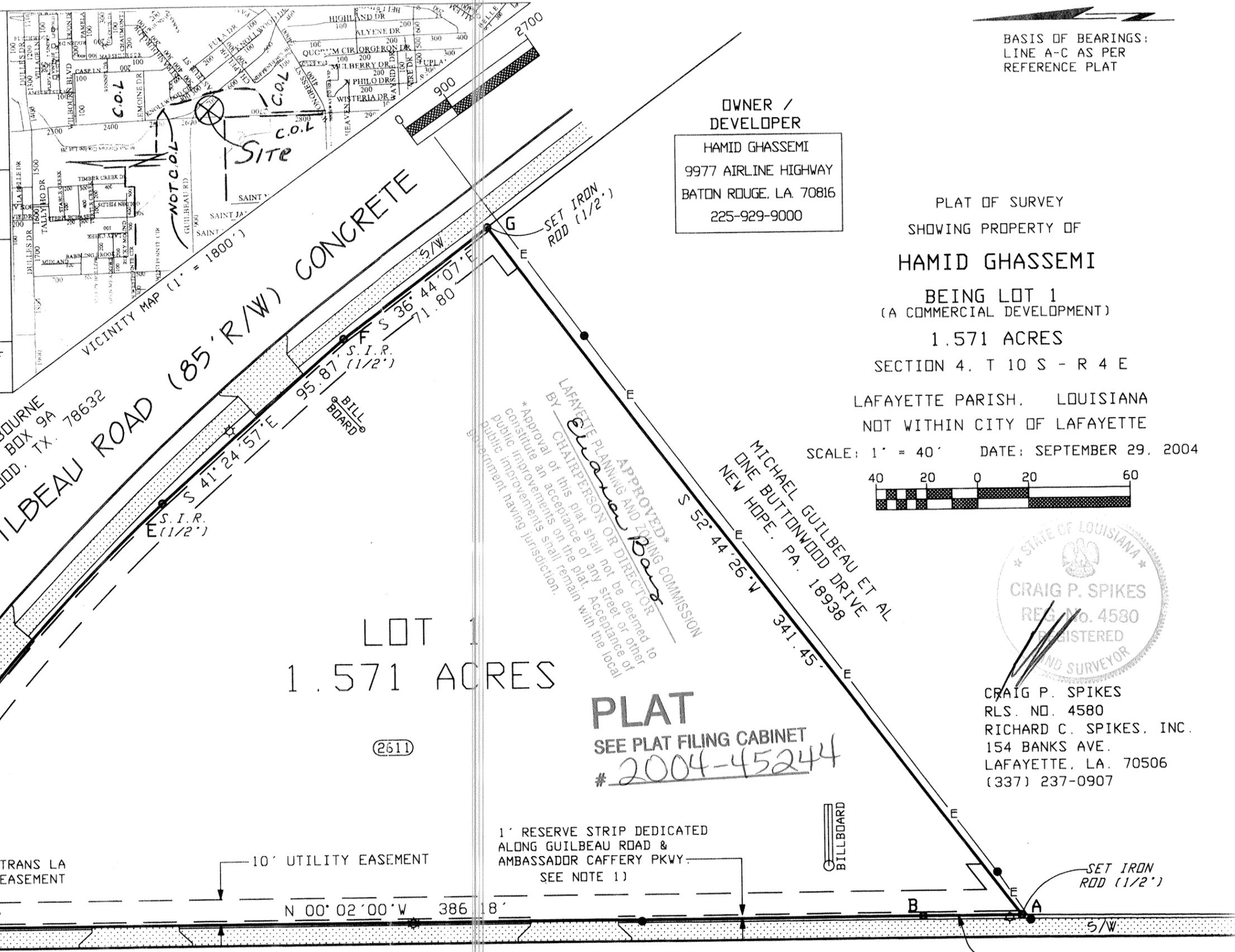
R = 668.70'
 A = 167.87'
 C = 167.43'
 S 49° 11' 39" E

UTILITIES

GAS: NA
 ELECTRIC POWER: LUS
 WATER SYSTEM: LUS
 DRAINAGE: SUB-SURFACE
 SEWER: INDIVIDUAL TREATMENT SYSTEM OR PRIVATE PUMPING FACILITY TO LUS WASTEWATER COLLECTION SYSTEM
 TELEPHONE: BELLSOUTH

NOTE 1): 1' RESERVE STRIP WILL LIMIT ACCESS TO GUILBEAU ROAD & AMBASSADOR CAFFERY PARKWAY VIA EXISTING SOUTHERN MOST DRIVEWAYS ONLY.

NORTHERN MOST DRIVEWAYS SHALL BE REMOVED & CURB & SIDEWALKS REPLACED
 R = 25.00'
 A = 53.96'
 C = 44.08'
 N 61° 47' 25" E



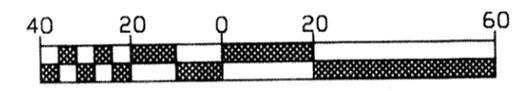
OWNER / DEVELOPER
 HAMID GHASSEMI
 9977 AIRLINE HIGHWAY
 BATON ROUGE, LA. 70816
 225-929-9000

PLAT OF SURVEY
 SHOWING PROPERTY OF
HAMID GHASSEMI

BEING LOT 1
 (A COMMERCIAL DEVELOPMENT)
 1.571 ACRES
 SECTION 4, T 10 S - R 4 E

LAFAYETTE PARISH, LOUISIANA
 NOT WITHIN CITY OF LAFAYETTE

SCALE: 1" = 40' DATE: SEPTEMBER 29, 2004



LAFAYETTE PLANNING AND ZONING COMMISSION
 APPROVED*
 BY CHAIRPERSON OR DIRECTOR
Michael Davis
 *Approval of this Plat shall not be deemed to constitute an acceptance of any street or other public improvements on the plat. Acceptance of government having jurisdiction.

MICHAEL GUILBEAU ET AL
 ONE BUTTONWOOD DRIVE
 NEW HOPE, PA. 18938



CRAIG P. SPIKES
 RLS. NO. 4580
 RICHARD C. SPIKES, INC.
 154 BANKS AVE.
 LAFAYETTE, LA. 70506
 (337) 237-0907

LOT 1
 1.571 ACRES
 (2511)

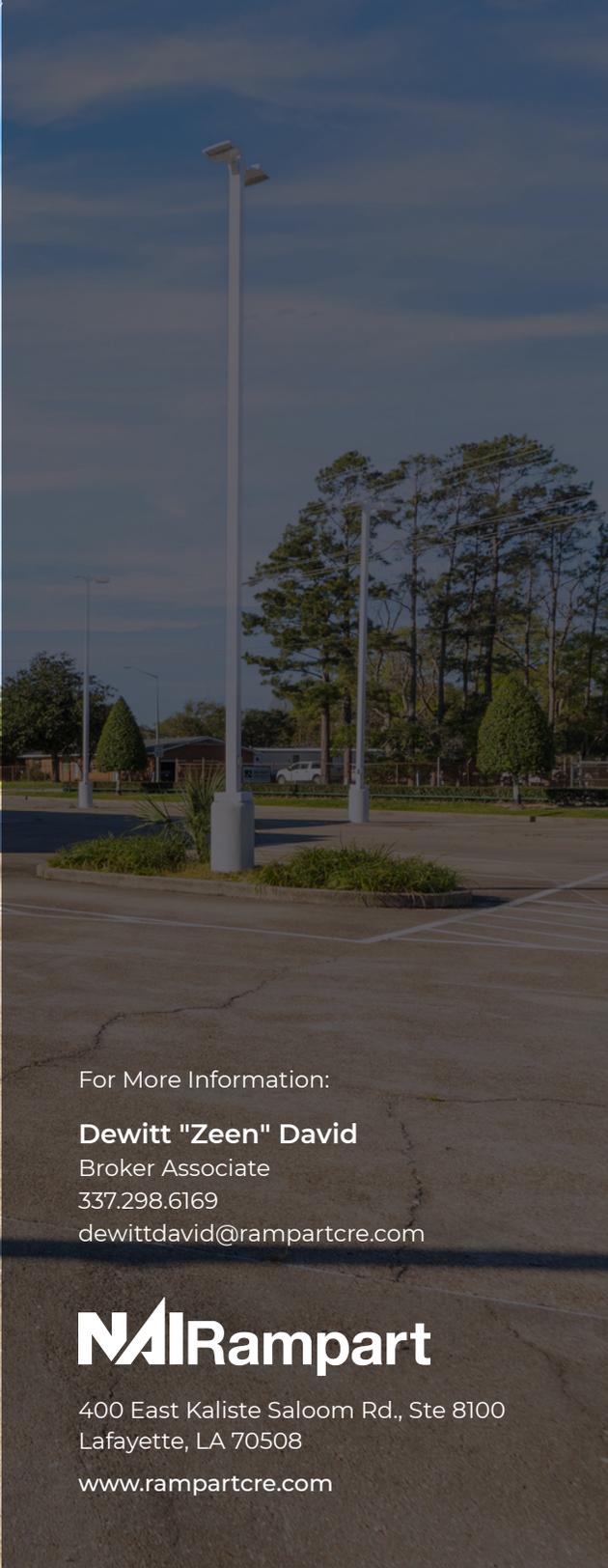
PLAT
 SEE PLAT FILING CABINET
 # 2004-45244

1' RESERVE STRIP DEDICATED ALONG GUILBEAU ROAD & AMBASSADOR CAFFERY PKWY. SEE NOTE 1)

AMBASSADOR CAFFERY PARKWAY (80' R/W) CONCRETE

GULGATE CONSTRUCTION 2644 AMBASSADOR CAFFERY PARKWAY LAFAYETTE, LA. 70506

R = 11499.19'
 A = 38.56'
 C = 38.56'
 N 00° 03' 46" E



For More Information:

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Broker Associate

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