



FOR SALE & LEASE

# Fresenius Kidney Care - 528 E Vine St

528 EAST VINE STREET, OPELOUSAS, LA  
70570

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PROPERTY ONE

# FOR SALE & LEASE

FRESENIUS KIDNEY CARE – 528 E VINE ST 528 EAST VINE STREET, OPELOUSAS, LA 70570



PROPERTY ONE



## PROPERTY DESCRIPTION

Former Medical office that is located along HWY 190 in Opelousas For Sale or Lease. The site has easy access and is located upon a thoroughfare that is the beneficiary of retail traffic and commuters off of I49. The office is approximately 7,000 square feet and could be usable for not only medical, but any sort of professional office looking for a well positioned location with good parking in the Opelousas market.

## PROPERTY HIGHLIGHTS

- 7,010 SF Medical Office Space
- Former Dialysis Clinic
- Central AC
- ADA Compliant

## OFFERING SUMMARY

<b>Sale Price:</b>	\$771,100
<b>Lease Rate:</b>	\$18 SF/yr (NNN)
<b>Available SF:</b>	7,010 SF

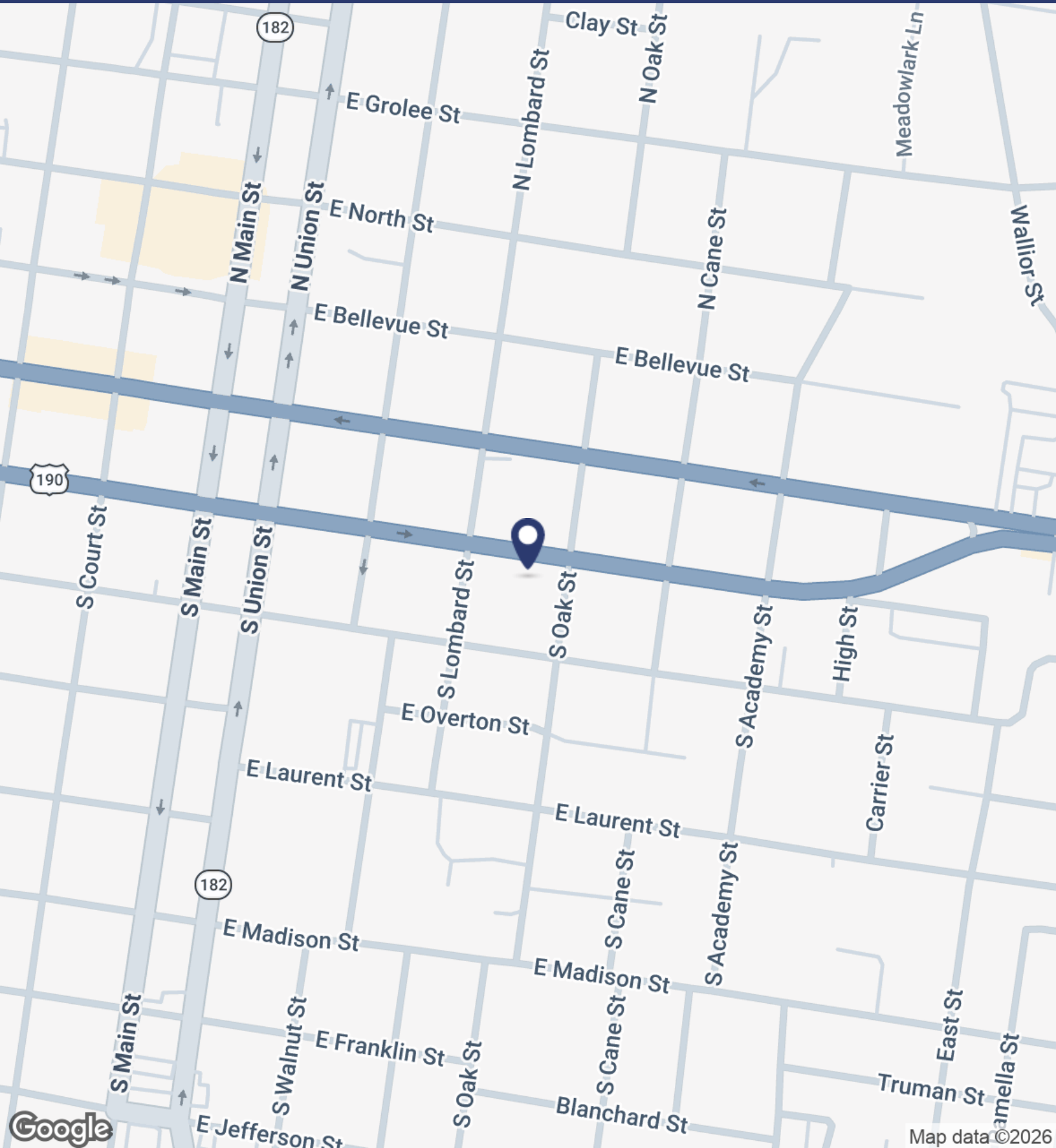
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	156	744	2,800
<b>Total Population</b>	461	2,295	7,330
<b>Average HH Income</b>	\$42,310	\$45,972	\$43,253

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# PRESENTED BY

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