



# ±20,040 SF INDUSTRIAL PORTFOLIO WITH VALUE-ADD POTENTIAL

204A, 206 EASY ST LAFAYETTE, LA 70506



OFFERED: FOR SALE

**SALE PRICE: \$500,000 (\$24.95/SF)**

**20,040 SF**

- Value-add opportunity
- Large paved yard
- ±5 minutes from Eraste Landry Rd and Ambassador Caffery Pkwy

**CONTACT:**

**MARK JOHNS**  
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800.895.9329 | <https://elifinrealty.com> | June 2026  
640 Main St, Suite A, Baton Rouge, LA 70801

Broker of Record, Mathew Laborde; Licensed by the Louisiana, Mississippi, and Ohio Real Estate Commissions. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify the information and bears all risk for any inaccuracies.

# OFFERING SUMMARY



## PROPERTY SUMMARY

- Now for sale, 204A Easy St and 206 Easy St are two large industrial buildings in Lafayette, LA, offering a combined  $\pm 20,040$  SF of space.
- 204A Easy St comprises  $\pm 9,690$  SF while 206 Easy St comprises  $\pm 10,350$  SF.
- The property includes a large paved yard, providing ample outdoor storage/operational space.
- Located less than  $\pm 5$  minutes from Eraste Landry Rd and Ambassador Caffery Pkwy, the site offers excellent access to major routes.
- Nearby amenities include Rouses, Raising Cane's, Popeyes, La Costeñita, and the Robicheaux Recreation Center.

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# INTERIOR PHOTOS



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# EXTERIOR PHOTOS



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# PROPERTY INFORMATION



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## LOCATION INFORMATION

Street Address	204A, 206 Easy St
City, State, Zip	Lafayette, LA 70506
County	Lafayette Parish
Market	LA - Lafayette MSA
Side Of The Street	Southwest
Road Type	Paved
Market Type	Large
Nearest Highway	Ambassador Caffery Pkwy (LA 3073)
Nearest Airport	Lafayette Regional (LFT)

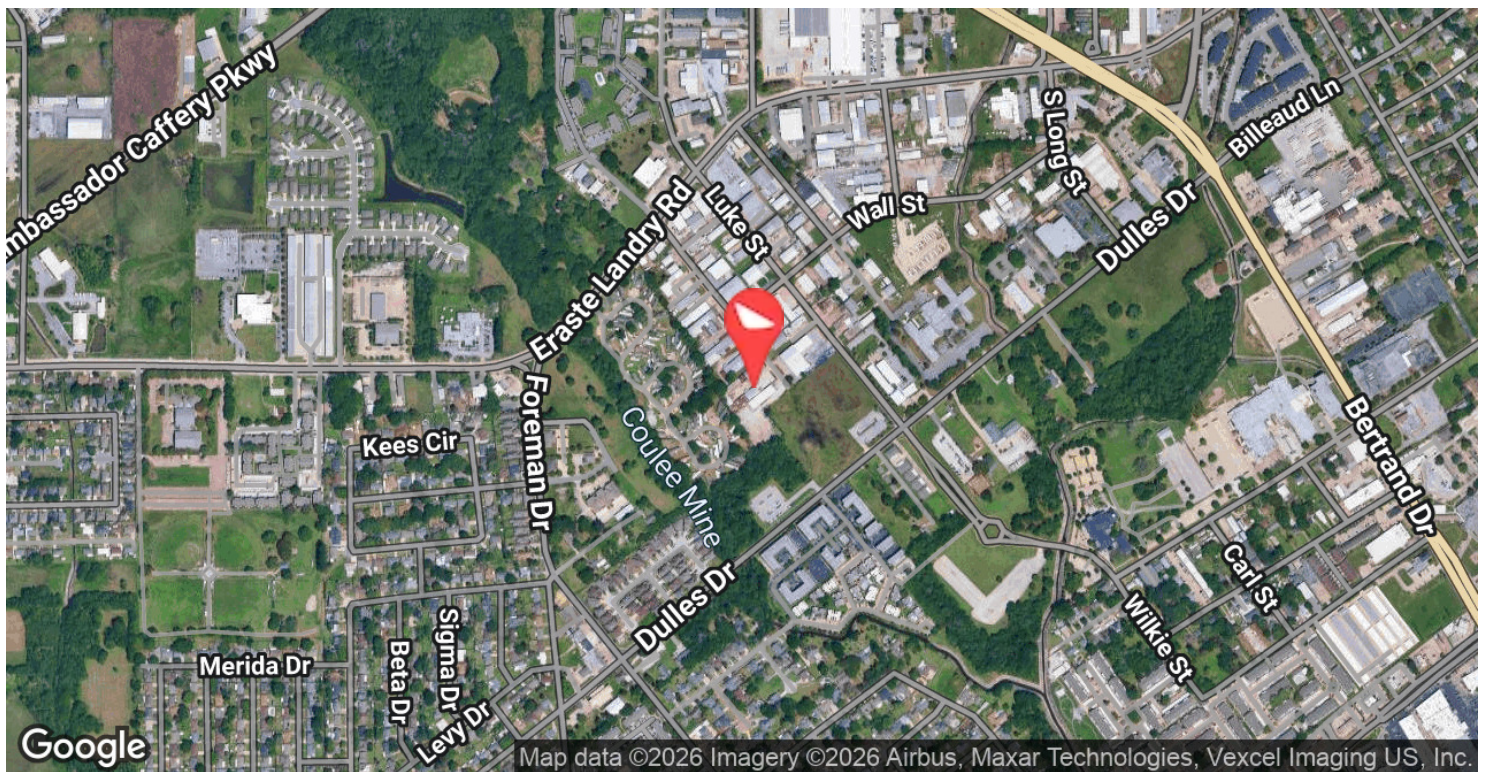
## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IL - Industrial Light
APN #	6043809 & 6043810
Lot Frontage	±149 ft
Lot Depth	±335 ft
<b>SF Breakdown</b>	
204A	±9,690 SF
206	±10,350 SF

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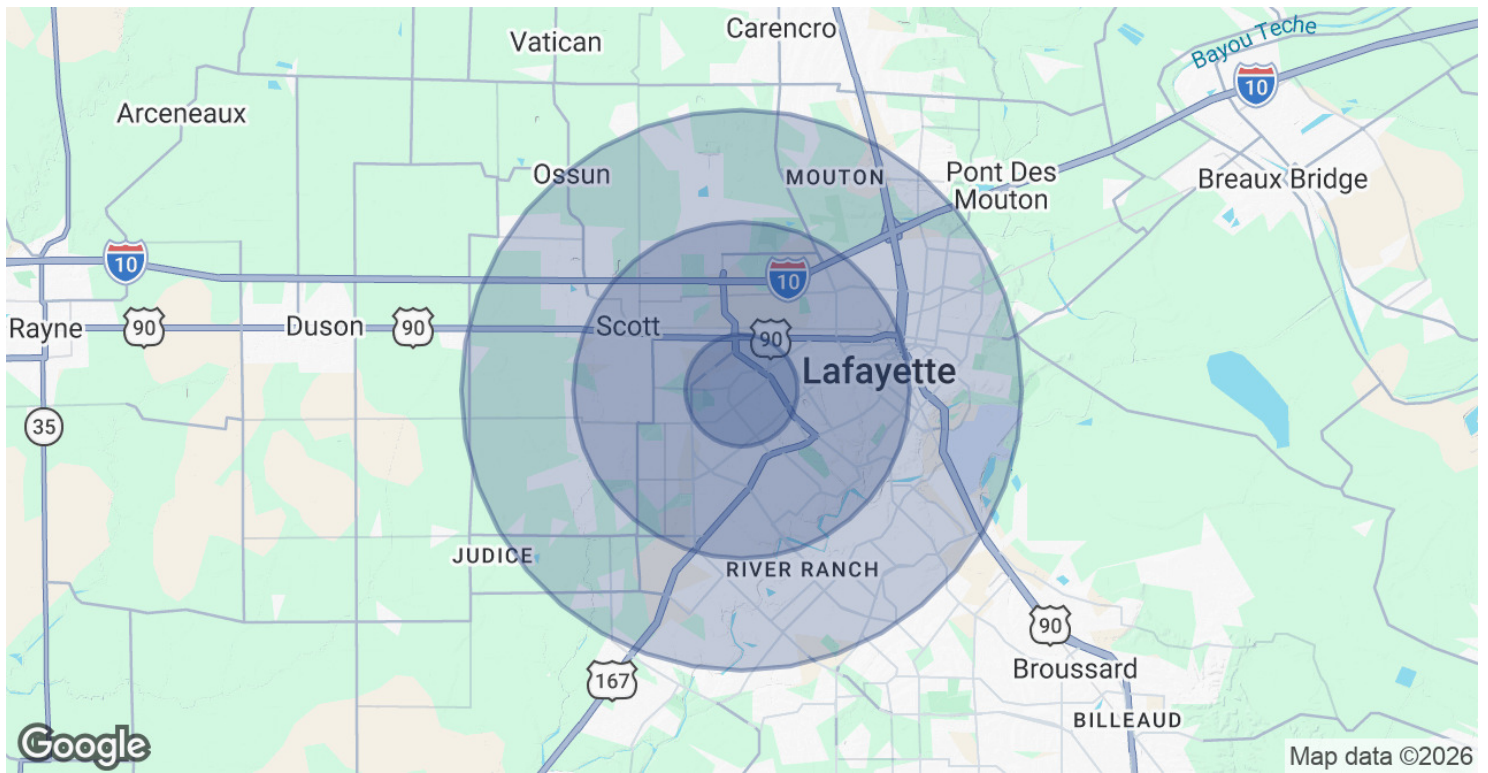
# LOCATION MAPS



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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,676	66,274	131,904
Average Age	38	40	40
Average Age (Male)	37	38	39
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,148	29,056	56,778
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$59,647	\$78,266	\$84,696
Average House Value	\$262,801	\$258,035	\$274,943

2020 American Community Survey (ACS)

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# ZONING MAP



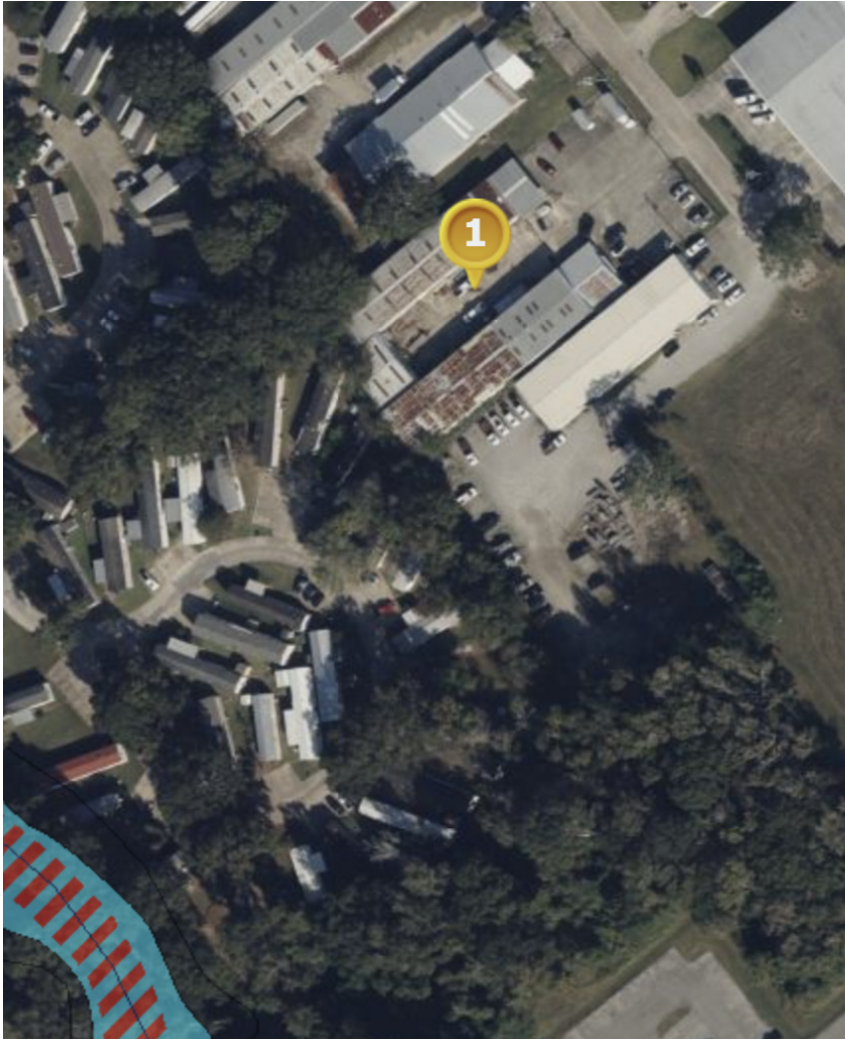
## IL - INDUSTRIAL LIGHT


Source: The municipality in which the property is located

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# FLOOD ZONE MAP



Pt. 1 (30.2188, -92.0609) 

Community: Lafayette

Effective FIRM (Effective: 12/21/2018)  
Flood Zone: X-AREA OF MINIMAL FLOOD  
HAZARD

FIRM Panel ID: 22055C0160J  
FIRM Panel Date: 12/21/2018

Ground Elevation<sup>1</sup>: 32.6 ft

Community Info

What Does This Mean?

Clear Points

**FLOOD ZONE: X-AREA OF MINIMAL FLOOD HAZARD**

Source: [maps.lsuagcenter.com/floodmaps](https://maps.lsuagcenter.com/floodmaps)

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