



PROFESSIONAL OFFICE BUILDING FOR SALE

**230 HEYMANN BLVD / 200 TRAVIS ST
LAFAYETTE, LA 70503**



905 JEFFERSON ST #504, LAFAYETTE, LA 70501 | OFFICE: 337-443-0880 | CELL: 225-235-5755 | EMAIL: DIANA@SCOUTREC.COM | SCOUTREC.COM

Overview

BUILDING SIZE
16,906 SF

OF PARKING SPACES
30

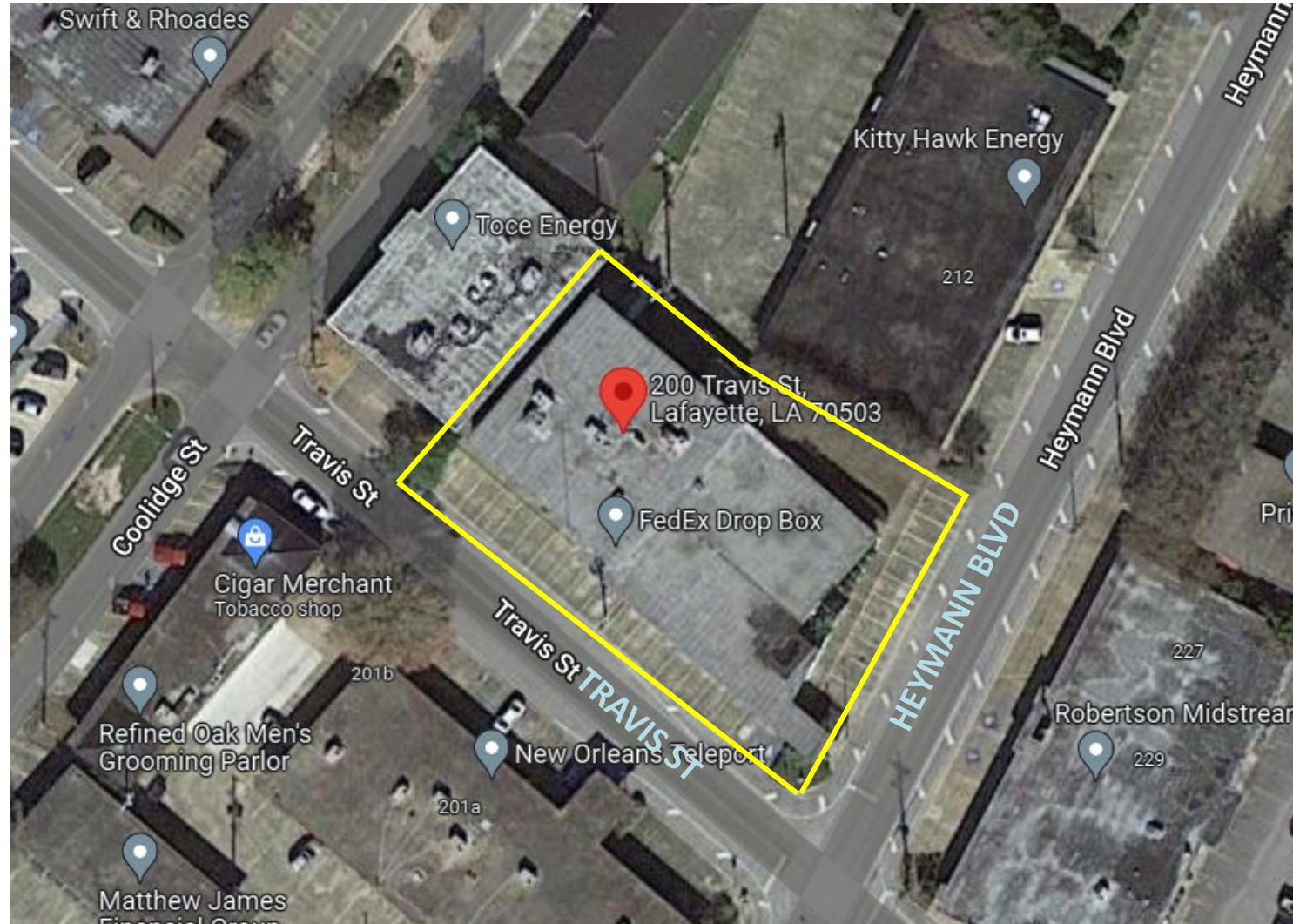
PURCHASE PRICE
\$1,800,000.00 = \$106.47 PSF

TOTAL OPERATING EXPENSES
\$7.32 PSF= \$10,305.85/Month

TOTAL POPULATION
31,616

TOTAL HOUSEHOLDS
12,249

MEDIAN HOUSEHOLD INCOME
\$78,553

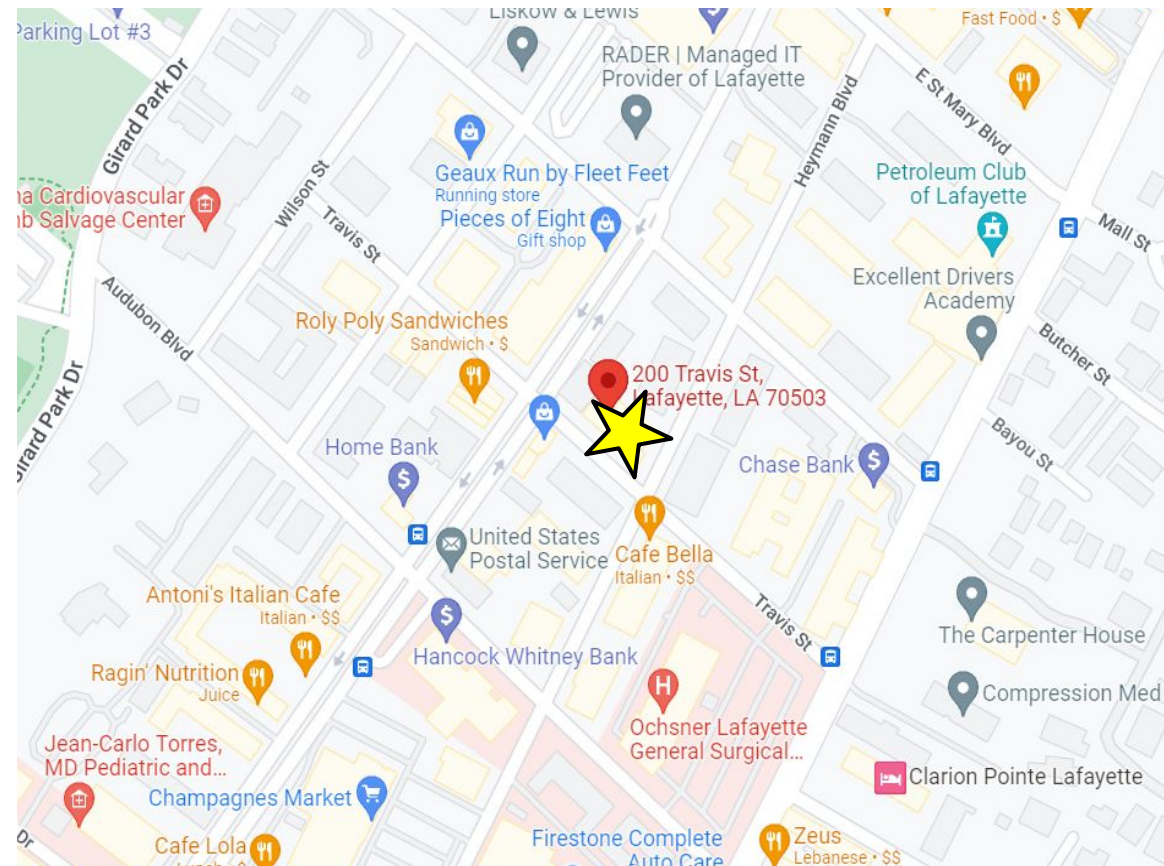


Property Highlights

- Purchase opportunity for the first time in 30 years. Convenient to the rapidly expanding Ochsner Lafayette General, University of Louisiana at Lafayette, downtown and Hwy 90. Surrounded by many restaurants, retail and medical/professional offices.
- Highly visible 16,906 SF office building located in the heart of the Oil Center, on the corner of Heymann Blvd and Travis Street. Property features mid-century modern architecture with multiple entrances, allowing various businesses to operate with complete privacy under one roof. Situated in flood zone X.
- Building is owner-occupied with leases in place on unused portion, giving new owner flexibility on occupying as much space as needed and/or retaining current leases for investment. Possibility for the current owner to stay in and lease back for +/-12 months until relocation.

2024 ANNUAL OPERATING EXPENSES

PROPERTY TAXES	\$19,718.99	= \$1.17/SF
INSURANCE	\$38,065.48	= \$2.25/SF
UTILITIES	\$24,709.02	= \$1.46/SF
JANITORIAL	\$14,064.60	= \$.83/SF
GENERAL MAINTENANCE & REPAIRS	\$27,112.10	= \$1.60/SF
TOTAL OPERATING EXPENSES	\$123,670.19	= \$7.32/SF

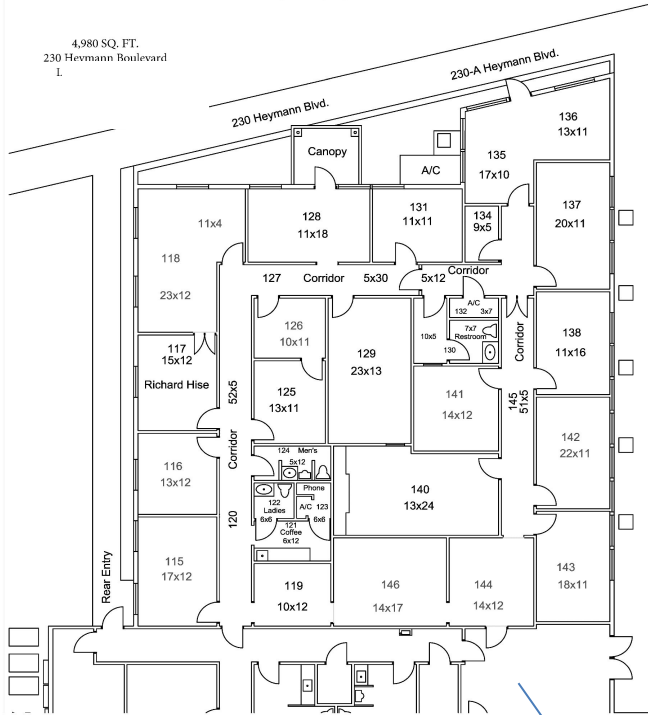


Floor Plan

TRADITIONAL PROPERTIES

"Property Leasing & Management"
 230 Heymann Boulevard
 P.O. Box 53385 (70505)
 Lafayette, Louisiana 70503
 Telephone: (337) 235-0590

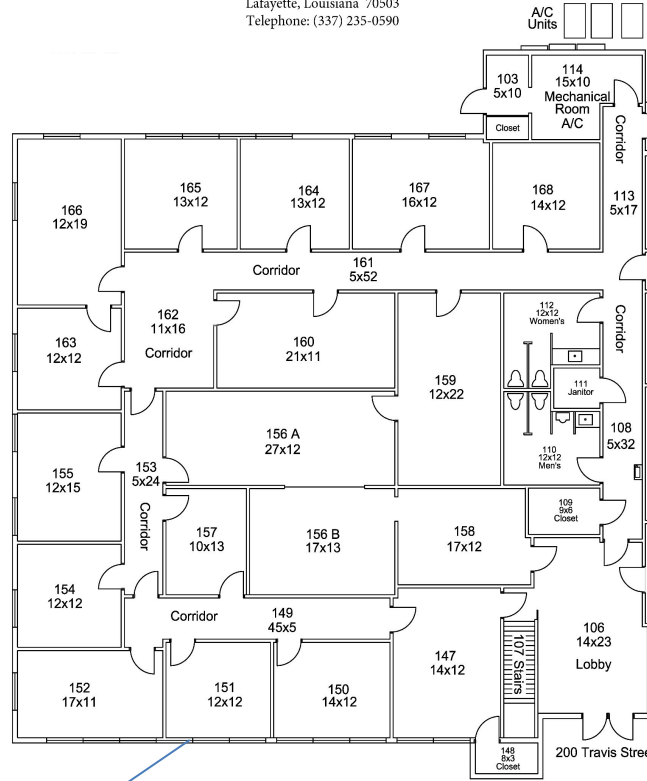
4,980 SQ. FT.
 230 Heymann Boulevard



First Floor 11,054 sq. ft.

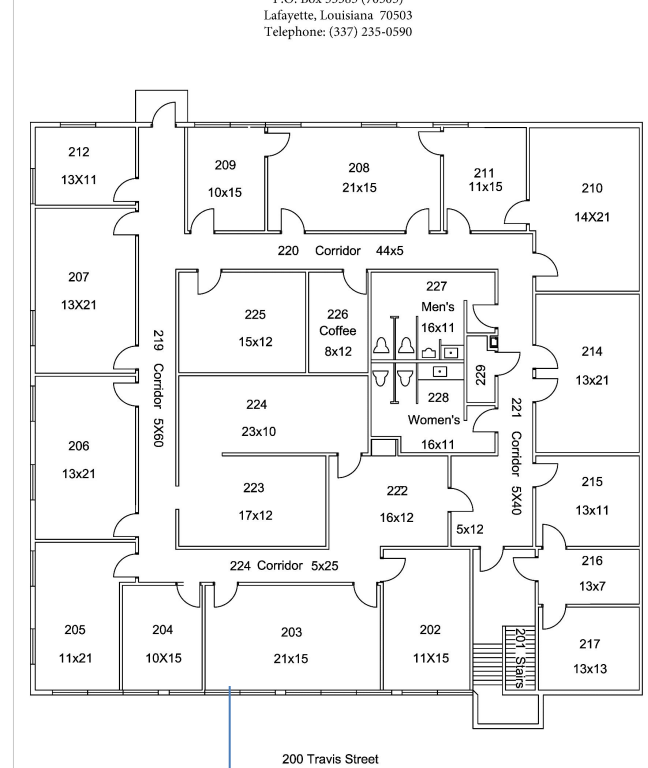
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Second Floor 5,852 sq. ft.









DIANA STEPHENS

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