

# Boardwalk Suites Lafayette

1605 N University Ave, Lafayette LA 70506



OFFERING MEMORANDUM

# Boardwalk Suites Lafayette

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Property Images

*Inquire today:*

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CalDRE #01363650



01 **Executive Summary**  
Investment Summary

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## OFFERING SUMMARY

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ADDRESS	1605 N University Ave Lafayette LA 70506
BUILDING SF	45,418 SF
LAND ACRES	3.20 AC
TOTAL ROOMS	140
LAND SF	139,392 SF
YEAR BUILT	1975
YEAR RENOVATED	2021

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## FINANCIAL SUMMARY

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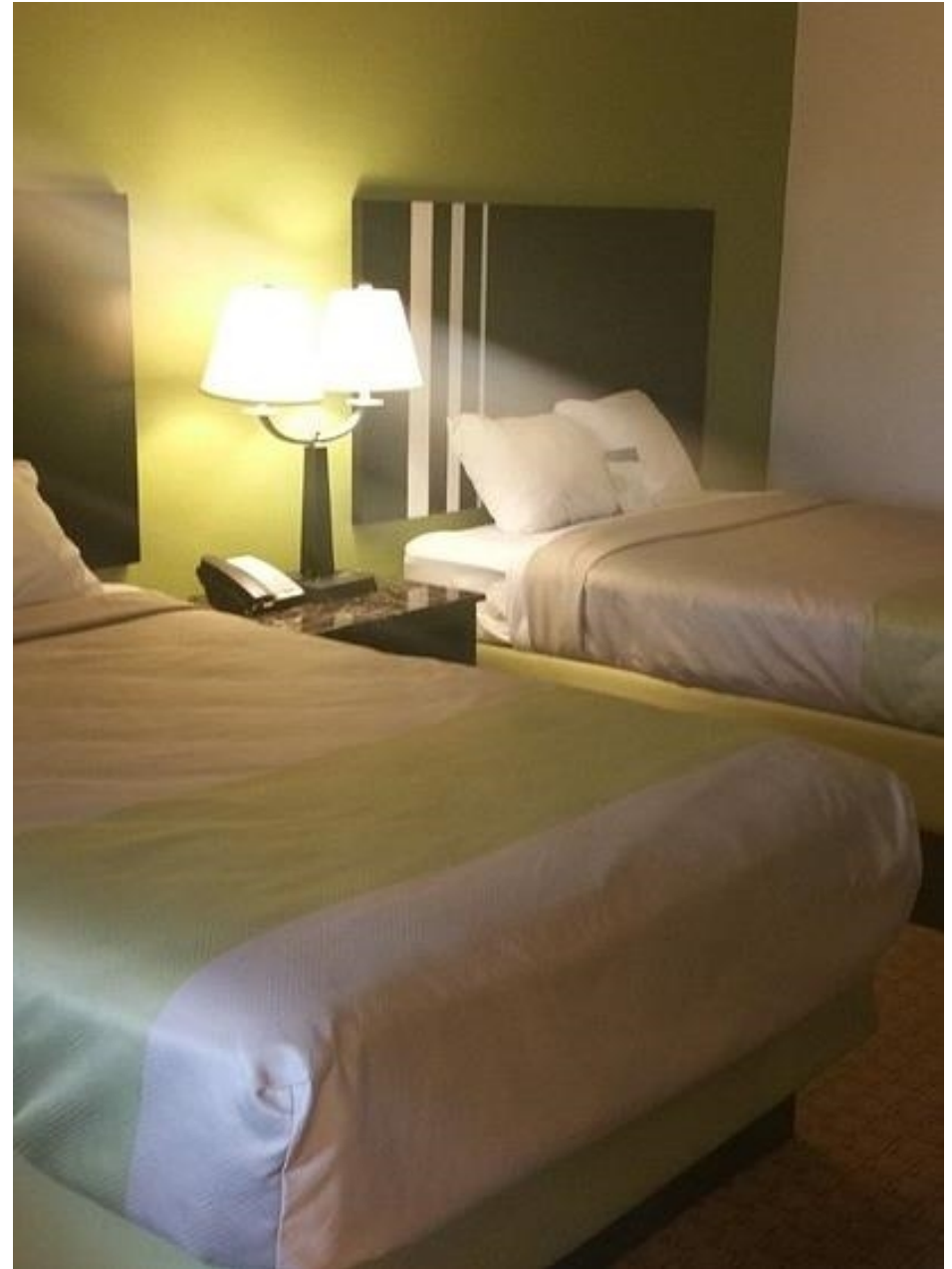
PRICE	\$3,490,000
PRICE PER KEY	\$24,929
PRICE PSF	\$76.84

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,293	51,512	113,113
2026 Median HH Income	\$28,698	\$41,804	\$52,248
2026 Average HH Income	\$40,705	\$58,663	\$75,254

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- Has 8,000sqft retail building





02

## Property Description

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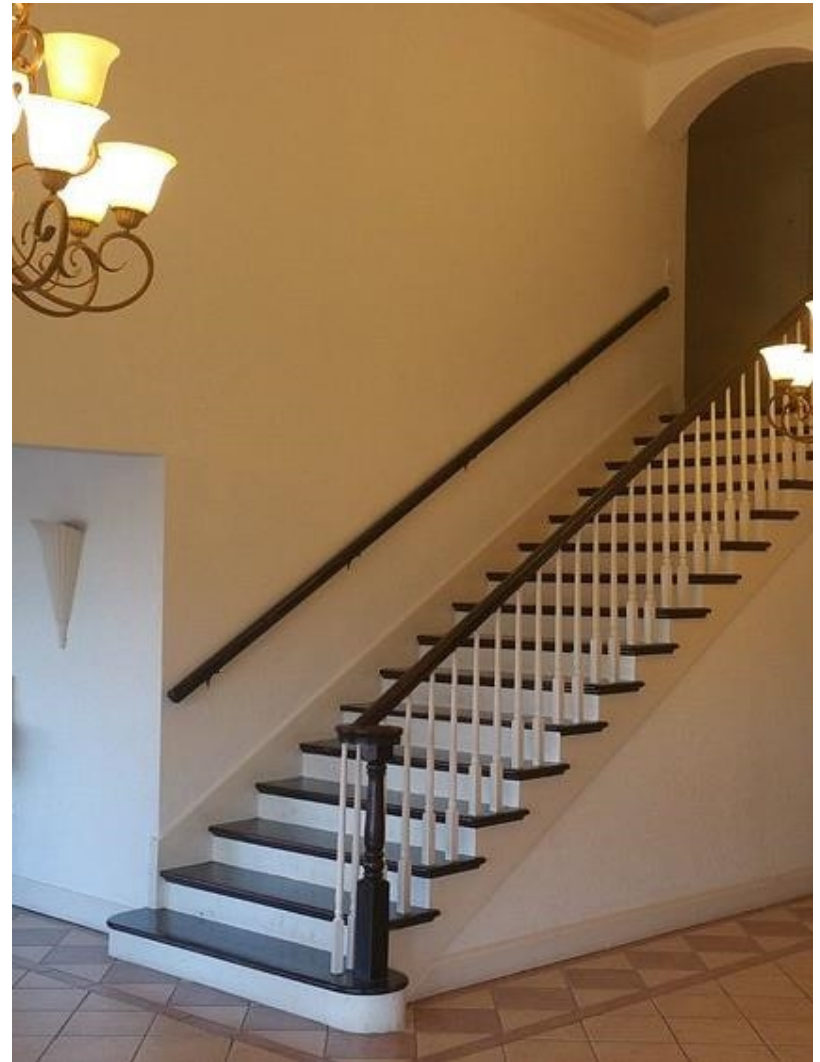
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## PROPERTY FEATURES

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TOTAL ROOMS	140
BUILDING SF	45,418
LAND SF	139,392
LAND ACRES	3.20 AC
YEAR BUILT	1975
YEAR RENOVATED	2021
ZONING TYPE	C
NUMBER OF STORIES	2
PARKING RATIO	2.04/Room

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*Inquire today:*

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