

2708 Kirkman St
Lake Charles, LA 70601

 **LOGO** COMING SOON

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MLS# 2025011688



\$530,000

6,360 Sqft

PRIME 6-UNIT COMMERCIAL OPPORTUNITY IN THE HEART OF LAKE CHARLES! Located at 2708 Kirkman St., this 6,360 SF (~\$83.33/SF) stand-alone office/retail building offers 120 ft of frontage and unbeatable visibility on a high-traffic corridor with over 17,000 vehicles per day. Just minutes from I-210 and sited on a 16,875 SF corner lot, the property offers convenience, exposure, and investment upside. Zoned Business/Commercial District C-3, this well-maintained building was updated in 2021 with a new roof, fresh exterior paint, and updated flooring. It includes six individual entrances and a flexible layout ideal for professional offices, medical, or retail use. Three suites (101, 103, 106) are currently leased to long-standing tenants (a construction company, barber, and dance studio). Three suites (102 - currently occupied by owner and will vacate upon AOS, 104, 105) are available, offering owner-occupants the opportunity to move in while generating immediate rental income. **KEY FEATURES:** Immediate cash flow & low management High-visibility corner lot Less than 4 minutes to I-210 Surrounded by restaurants, service providers & businesses Located in Flood Zone X never flooded Ideal for investors, owner-users, or 1031 exchange buyers Ample on-site parking This property is more than just a building it's a strategic acquisition in a growing



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