

4725 Congress
Lafayette, LA 70506



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MLS# 23009605



\$175,000

THIS LOT IS ZONED CH COMMERCIAL HEAVY(IT IS APPROX 30, 000 SF PRICED @ \$ 6.00 PER SF-SUBJECT TO RE-PLATTING) ---'ALTHOUGH THE PROPERTY LIES ABOUT 2 FT BELOW THE BASE FLOOD ELEVATION, A DRIVE -THRU BUSINESS IS DOABLE BY ELEVATING THE LOT TO THE NECESSARY LEVEL PER FEMA REGS BY REMOVING DIRT IN REAR OF LOT, OFF-SETTING THE AMOUNT REQUIRED FOR ELEVATING THE LOT WHERE NECESSARY. (IE DRIVEWAYS TO DRIVE-UP WINDOWS) THE EXISTING 2 CURB CUTS MUST BE REQUESTED BY A PRESENTING BUYER, TO PLANNING BY THE BUYER'S ENGINEERING OR OTHER REP, FOR CONFIRMATION OF APPROVAL. THERE IS ENOUGH LAND AREA FOR 'STACKING' OF CARS IN A DRIVE THRU SCENARIO, IF SUCH IS ALLOWED BY PLANNING. THE ELEVATION IS BELOW THE BFE & IN 2016 THERE WAS ABOUT 12 INCHES OF WATER ABOVE THE LOT-THE CURB CUTS ARE NOT WARRANTED BY SELLER AS THE PROPERTY HAS TO BE PLATTED BY BUYER AND TRAFFIC ENGINEERING WILL DETERMINE THE STATUS OF CURB CUTS-A DRIVE -THRU IS DOABLE IF ALLOWED THE CURB CUTS-**OLD SEPTIC LOCATED UNDERGROUND ABOUT 20FT S/W OF SLAB



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