3136 Ambassador Caffery
Lafayette, LA 70506

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MLS# 2500006491







$10,000

PRIME Restaurant location on Ambassador Caffery Parkway! Drive by and view the new exterior paint, the building really pops and the visibility increased. This restaurant is now ready for a new TENANT! The variety of surrounding retail businesses contributes to the highly traveled, high traffic, major thoroughfare, known as Ambassador Caffery Parkway. Some of the well-known business found to the left of the building are Take 5, Dollar General, Golden Coral, and to the right of the building is Wendy's, Starbucks, Sams Club, Whataburger, directly behind is a Super Wal-Mart Center, Subway (which have been in this location for over 20 years) and don't forget about the surrounding residential neighborhoods in this area. The existing 20x45 ft. kitchen design includes a walk-in cooler, hood and grease trap. To assist with deliveries, in the back is a 6x10 ft. overhead door and a 15x15 ft. storage area, comes with a total of three bathrooms, one is in the employee only area and the other two are in the public area. The office space is 6x19 feet, the food prep area is 15x15 feet and the drive-through window enclosed space is 4x4 feet. Outdoor seating has been located under the covered porch area and can still be an option. Hungry customers can enter the parking lot by the Right-In/Right-Out access directly to Ambassador Caffery Pkwy. Or utilize the traffic



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