

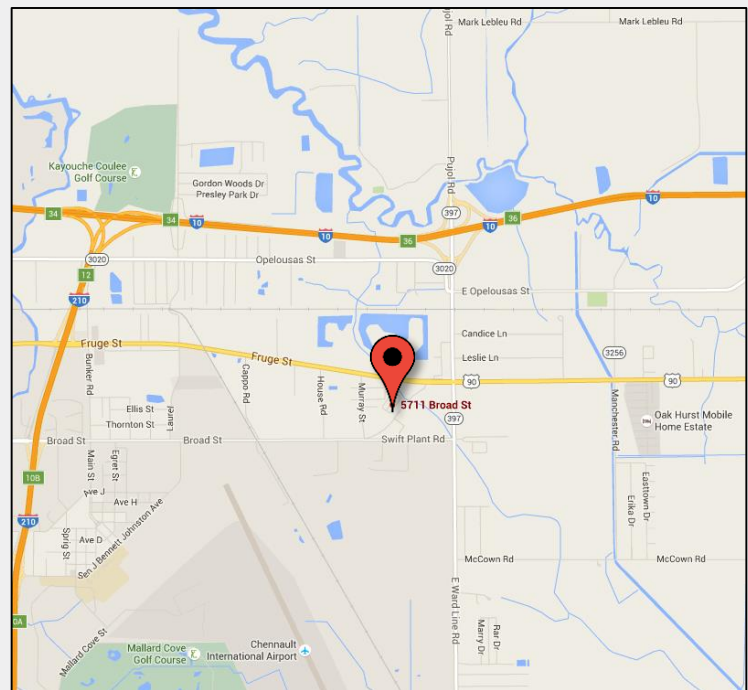


## 5711 Broad Street

Lake Charles, Louisiana

### Property Features

- Approximately 8.5 acres available on East Broad Street, just west of Highway 397
- Outside of Lake Charles City Limits
- Flood Zone AE
- Industrial & Mobile Home Park Zoning
- 720' of frontage on Broad Street
- Property in need of improvements, previously mobile home park
- Tenant responsible for any/all improvements
  - Lessor to consider rent abatements during time it takes for improvements (subject to complete deal terms)



**For Lease**

\$4,500/month

For more information:

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