

For Sale Vacant Land \$265,000



3531 & 3545 N University Avenue

Carencro, Louisiana 70520

Property Highlights

- 7 total acres
- · Located just south of the University & Gloria Switch intersection
- 135' of frontage and over 300' of depth on one lot
- 2 access points to N University Ave
- MLS #17011326 & #20010112



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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TOTAL SALE PRICE:	\$265,000
INDIVIDUAL SALE PRICE:	3531 - \$140,000 3545 - \$125,000
LOT SIZES:	3531 - 3.96 Acres 3545 - 3.05 Acres
TOTAL LOT SIZE:	7 Acres
ZONING:	Nodal District

Property Overview

Subject property totals 7 acres of land and is made up of two tracts of land. Individual tracts are 3531 N University at 3.96 acres and 3545 N University at 3.05 acres. Property provides 2 access points to N University.

Location Overview

Located approximately 1.5 miles from the Gloria Switch exit, just south of the Gloria Switch Rd and N University intersection.



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Aerial of both tracts

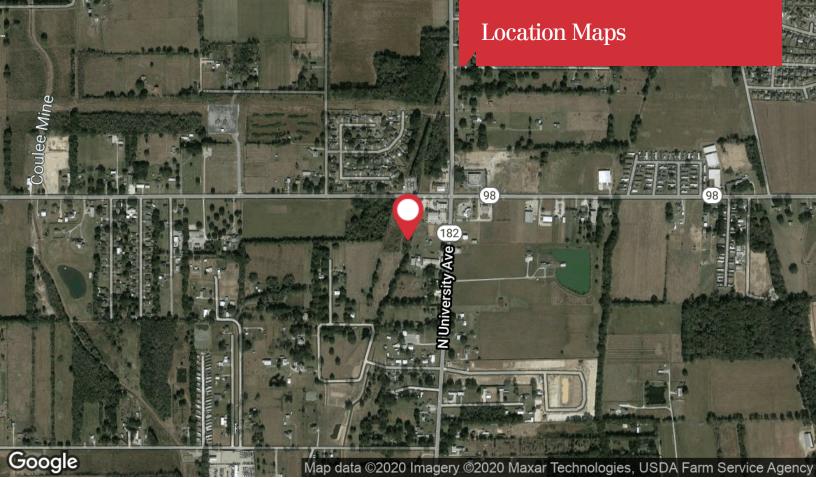


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