

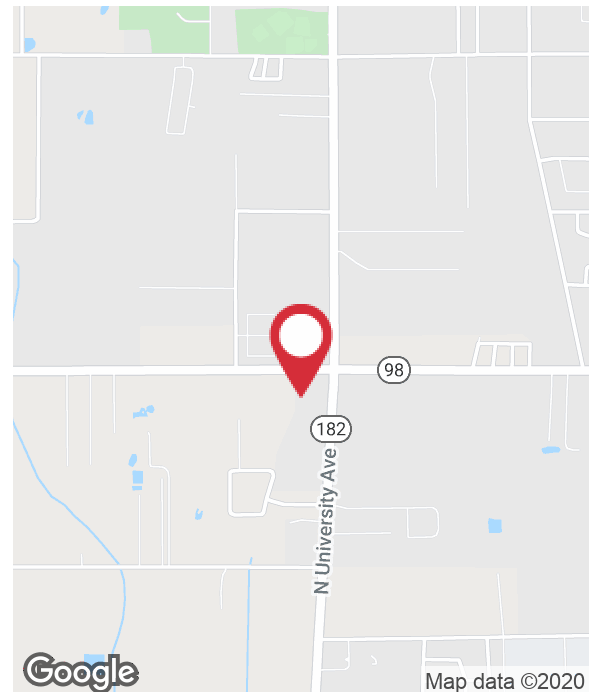


3531 & 3545 N University Avenue

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

Jeremy Harson, CCIM

O: 337 233 9541 | C: 337 298 4149
jeremyharson@latterblum.com

Lisa Sheppert

O: 337 233 9700 | C: 337 277 2077
lsheppert@latterblum.com

CALL OR EMAIL FOR MORE INFORMATION



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.

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**

Additional Photos



Aerial of both tracts



3531 N University



3545 N University

Location Maps

