

Commercial - Commercial

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MLS# 2025005162 **ListPrice** \$1,499,000
Status **Active** **MLS Listing** **TotSF/Scr** 33,000 / APPRAISAL
Address 502 7TH ST **Office SqFt** 3,000
Unit... Lake Charles LA **WarHse SqFt** 30,000
Zip 70601 **Retail SqFt** 0
Parish CALCASIEU **#Parking**
Area No Area **Apprx Age** 21+ Years
Subdiv **Occupied By** OWNER
ParcelID Rural Tract (No Subd) **Zoning**
Directions **#Stories** 2



[Schedule a Showing](#)

Lot # 11 & 12
Legal PARCELS 00471364, 01319412, 00593176, 00551945

Virtual Tour

Remarks ALLOW YOUR BUSINESS TO THRIVE AT THIS PRIME COMMERCIAL/INDUSTRIAL PROPERTY OFFERING A SIGNIFICANT 1.39 ACRES. CONVENIENTLY LOCATED ON THE CORNER OF 7TH ST AND HODGES ST IN DOWNTOWN LAKE CHARLES AND ONLY MINUTES AWAY FROM I-10, THIS PROPERTY IS EXCELLENT FOR SHIPPING AND RECEIVING GOODS! YOU AND YOUR GUESTS WILL BE GREETED IN A SPACIOUS ENVIRONMENT AND YOUR EMPLOYEES ARE PROVIDED MORE THAN ADEQUATE SPACE AND STORAGE FOR DAY TO DAY OPERATIONS. DOWNSTAIRS A 30,000 SQ FT WAREHOUSE COMMANDS ATTENTION WITH MULTIPLE GRADE LEVEL LOADING DOCKS, 4 ROLL DOWN DOORS AND A LARGE SLIDING DOOR ENSURING THE EASE OF ENTRANCE AND DEPARTURE OF VEHICLES AND EQUIPMENT, 1 OFFICE, 1 RESTROOM, AND 1 FULL BATH. UPSTAIRS YOU'LL FIND AN EXTENSIVE LOFT SPACE OVERSEEING WAREHOUSE OPERATIONS AND OPTIMIZING SPACE UTILIZATION AND STORAGE CAPACITIES, 5 PROFESSIONAL ATTRACTIVE OFFICES, CONFERENCE ROOM, AND RESTROOM WITH ALL NEW FLOORING AND FRESHLY PAINTED. NEED EMPLOYEE HOUSING...NO PROBLEM! ONE OF THE OFFICES FUNCTIONS AS EMPLOYEE ACCOMMODATIONS WITH A FULL EN SUITE! IN CLOSE PROXIMITY TO I-10, LAKE CHARLES REGIONAL AIRPORT, AND THE PORT OF LAKE CHARLES. WHETHER YOU'RE A NEW BUSINESS OWNER OR IN NEED OF ADDITIONAL ACCOMMODATIONS LET THIS PHENOMENAL PROPERTY OFFER ENDLESS POSSIBILITIES AND ALLOW YOU TO SUCCESSFULLY OPERATE AND GROW YOUR BUSINESS WITH CONFIDENCE AND PRIDE. CONTACT US TODAY TO SCHEDULE A PRIVATE TOUR. ALL MEASUREMENTS PROVIDED BY SELLER AND APPRAISAL TO BE VERIFIED BY BUYER.

ForSale Yes	ForLease Yes	LeasePurch No	LeasePrice
Bldg Insurance \$0	CAMFeeSf/Yr 0.00	DateAvail	Sublease
SublseThru	Deposit 0	MinTermYrs	Tenant Deduct
LotDim 177.9 X 147.5 X 80....	Acres 1.410000	MinrIRights CONVEYED	PropTaxes \$0
#Offices 6	#RestRms 4	Elevator	LoadDock Yes
#OHeadDrs 3	#Cranes	EaveHgt 16	CeilingHgt 30
SpanDist	NetRentSF	CurrentUse	Price Incl Real Estate
GrossAnnualIncome/Sales		Percent Occupancy	
AnnualOperatingExpenses		3rdPartyManagement	
NetAnnualIncome			
Location Downtown	RoadFront Paved Front, Public Street Front	Features	
ExtFeatr Loading Dock/Grade, Pole Sign	Heat Central Heat, Electric Heat, Gas Hea	Cool	Central Air Cool, Other Cooling
Gas Gas: Available	Electric 220 Volts Elec, 440 Volts Elec, Circui	Water/Sewer	Public Sewer, Public Water
Construc Metal Const	Roof Metal Roof	Floors	Ceramic Tile Floor, Concrete Floor
Docs	Lot Corner Lot	LandlordPay	
Financing Cash Fin, Conventional Fin	Parking Concrete Park, On Site Parking	Foundation	Slab Found
Sold Price			
Sold Price Per SQFT			

—Information deemed reliable but not guaranteed— The property's listed/sales price is based on the value as whole, which includes many factors and it's not based upon the square footage of the property. Copyright: 2025"

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LstOff 17
CENTURY 21 Action Realty Inc
LstAgt 17_19 Lic#: 77725
Christine Foret

Contact Order
Cell: 985-856-7787
Office: 985-868-4663
Fax: 985-851-7913

List Type EXCLUSIVE RIGHT
Spec Sale Type As Is
Short Sale

C-Off

Co-Agt

Sellers
Sellers Phone
Seller E-Mail
Showing Agency Lockbox, Appointment Required,
Surveillance in Use

Limited Service No

Listing Date 3/21/2025
Expiration Date 3/21/2026

Realtor Remarks

Sold Price
Sold Date
Pending Date

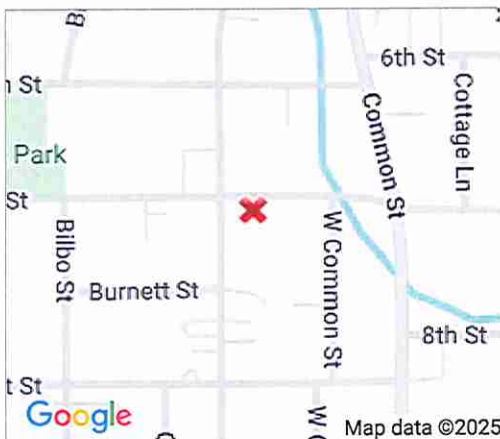
DOM/CDOM 18 /
PrjClsDate

Buyer
SldTerms
Lender
Concessions
SellAgt

Selling Off

CoSell Off

CoSellAgt



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Prepared by: Christine Foret

of CENTURY 21 Action Realty Inc

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