

BRIEF PROPERTY HISTORY AND DESCRIPTION

The original buildings on the property include a rectangular one-story office building that served as a Bell South telephone service center and a two-bay vehicle maintenance garage behind and in proximity to the service center. Court records suggest that both structures were constructed around 1974. Framing consists of heavy-duty red iron steel. The frame of the main building is classified as gable style with internal columns that add additional strength to the structure. Both buildings are covered by metal roofs and siding with the garage having base walls that are eight-foot-high, the material being cinderblock. Surrounding the buildings is concrete parking that covers approximately one acre. An additional one acre of undeveloped land is located at the rear of the developed portion. Road frontage on West McNeese St. is 225 feet. Total property size is approximately 2.58 acres.

After being vacated by Bell South, the buildings remained unused until 1995 when the property was purchased by ERMD, LLC and re-purposed as a medical clinic. In the late 1990's, an addition was added to the front end of the building that included an entrance covered by a port cochere, a waiting room, patient screening rooms, a larger reception desk and business office, a fourteen-foot-high ceiling conference room, an executive bathroom and a storage room used for business supplies. The exterior of the addition is brick with a high façade of approximately twenty feet. Clinic operations were continuous, except for hurricane down times, from March of 1996 until November of 2024. Renovations began in December of 2024, a list of which will be presented to all prospective buyers who tour the property.

The buildings sustained some damage from hurricanes Rita and Laura. Primarily, battering was to the roofs from flying debris but there was no core structural impairment to either building. The managing member of ERMD, LLC was present in the main building during the entirety of hurricane Laura and will attest to the building's substantial strength during the Category 4/5 storm.

Additional information will be exchanged with prospective buyers during any scheduled meetings that might occur in the sales process. This is a unique property that offers a buyer the opportunity to have a long and successful business endeavor as it did with ERMD, LLC.