

# Specialty For Sale



John Rea Realty

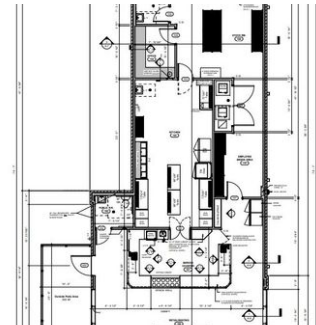
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

## QSR + All FF&E & Side Lot!

1412 Ridge Avenue, West Monroe, LA, 71291

Specialty For Sale

Prepared on September 23, 2025



### Listing Details | Specialty For Sale

Secondary Uses	<b>Land, Retail</b>	Show Instructions	<b>Call broker</b>
Total Available Space	<b>2,261 SF</b>	Financing Avail.	<b>Yes</b>
Asking Price	<b>\$699,500</b>	Vacant	<b>Yes</b>
Listing Price Per SF	-	Available Date	<b>1/07/2025</b>
Cap Rate (Actual)	-	Days On Market	<b>259 days</b>
Terms	<b>Cash, Conventional, O...</b>	Date Listed	<b>1/07/2025</b>
Investment	<b>No</b>	Last Modified	<b>9/01/2025</b>
Possession	<b>Completion</b>	Listing ID	<b>41713875</b>
Signage	<b>On Building &amp; Free-Sta...</b>	Parking Spaces	-

### Description

ASSUMABLE LOAN & OWNER FINANCING OPTIONS – RARE OPPORTUNITY!

PRIME WEST MONROE COMMERCIAL PROPERTY  
Built 2018 | 1.89± Acres.

Turnkey 2,261 SF QSR/Retail building, built by ARCO Builders in 2018. The QSR sits on a .945± acre paved lot with 35 striped parking spaces and full utility infrastructure. BONUS: The adjacent .945± acre lot is now included with the sale of the building! Creating a total of 1.89± acres! Ideal for expansion, additional parking, or future development.

Features include: customer seating area, wrap-around service counter, commercial kitchen with grease interceptor, stock room, employee break area, office with one-way glass window, staff & public restrooms, outdoor patio, 8-camera security system, plus gutter, drainage & lighting systems.

Flexible Zoning & Layout: suitable for restaurant reuse, medical/professional office, flex retail + service, or conversion to multi-tenant space.

### Property Details

Property Type	<b>Retail</b>	Floors	<b>1</b>
Sub Type	-	Year Built/Renovated	-
Zoning	-	Primary Construction	-
Building Status	-	Occupancy Type	-
Building Size	-	Parcels	-
Land Size	<b>1.27 Acres / 55,117 SF</b>	Legal Owner	-
Number of Buildings	<b>1</b>	Submarket	-

### Contact



**Jennifer Causey**  
318-261-0892  
jennifer@johnrearealty.com



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