
PROPERTY FOR SALE

1411 E Houston River Rd, Sulphur, LA 70663



LIST PRICE: **\$134,900**
TYPE: **Commercial Sale/Business**
STATUS: **Active**
DOM: **30**
YEAR BUILT:
PARISH/COUNTY: **Calcasieu**
CITY LIMIT: **No**
LISTING ID: **SWL25002129**



BUILDING DETAILS

SQFT: **700**
SQFT LOT:
SLC: **Standard**
LEVELS:
CURRENT USE:
NUMBER OF UNITS:
ENTRY LEVEL:
BUILDING STATUS: **Existing**

DESCRIPTION

Turnkey Restaurant Opportunity in High-Traffic Westlake, LA/ Sulphur (city border line)– Profitable, Equipped, and Ready to Go! Don't miss this rare opportunity to own a fully equipped, former high-performing lunch restaurant in the heart of Westlake, Louisiana! Strategically located in a high-traffic area with excellent visibility, this property previously thrived with 85% of its loyal clientele coming from the surrounding local refineries, ensuring a strong and steady flow of business. This turnkey restaurant comes with everything you need to get up and running immediately, including: A spacious dining area with covered outdoor seating Fully equipped commercial kitchen Large walk-in cooler Separate building housing a deep freezer Dual customer restrooms Fountain drink station, prep areas, and more Whether you're looking to reopen as a lunch spot, expand your brand, or launch a new dining concept, this property offers incredible potential in a prime location. With strong historical profitability, an established customer base, and proximity to heavy industry and commuter traffic, this is an ideal investment for restaurateurs ready to hit the ground running. Schedule your private tour today and bring your culinary vision to life in one of Westlake's most promising restaurant-ready spaces!

PHOTOS