

ALL FIELDS DETAIL



(33) **MLS #** 209850
 (44) **Status** ACTIVE
 (36) **Type** Restaurants
 (39) **Address** 1412 RIDGE AVENUE
 (40) **Address 2** 1410 Ridge Ave
 (41) **City** West Monroe
 (42) **State** LA
 (43) **Zip** 71291
 (37) **Area** 161 WM City Central / Kiroli Park to I-20
 (34) **Class** COMMERCIAL/INDUSTRIAL
 (38) **List Price** \$799,000
 (45) **Sale/Rent** For Sale



GENERAL

(47) Subdivision	OTHER	(48) List Agent	Jennifer L Causey - Cell: 318-261-0892
(49) Listing Office 1	John Rea Realty - Main: 318-388-0941	(55) Listing Type	Exclusive Right
(56) Listing Date	4/27/2024	(57) Expiration Date	4/28/2025
(58) Number of Acres (Est.)	1.89	(59) Price Per Acre	\$422,751.32
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	B-3	(65) Parcel #	41383
(66) Lot Size	100x280	(67) Legal	LOTS 3 & 4 SQ 8 SPLANE PLACE ADDN
(68) Building Name	THE GREENHOUSE SALAD CO.	(69) Approx. Total SQFT	2,261
(73) Approx. Retail SQFT	2,199	(74) Approx. Useable SQFT	2199
(75) Number of Restrooms	2	(76) Year Built	2018
(79) Overhead Doors (Y/N)	No	(82) Directions	I-20 to North on Thomas Rd. Thomas Rd becomes Splane Dr. Take right onto Ridge Ave. Property on Left next to Newk's Eatery.
(98) Broker IDX	Y	(99) Update Date	11/8/2024
(100) Status Date	5/5/2024	(101) HotSheet Date	11/2/2024
(102) Price Date	11/2/2024	(103) Input Date	4/28/2024 10:30 PM
(105) VOW Include	Yes	(109) Agent Hit Count	77
(110) Client Hit Count	4	(111) Cumulative DOM	206
(113) Original Price	\$895,000	(2) Sold Price Per Acre	\$0.00
(114) Associated Document Count	2	(7) Geocode Quality	Manually Placed Pin
(14) Picture Count	17	(15) Days On Market	206
(16) Price Per SQFT	\$353.38	(20) Input Date	4/28/2024 10:30 PM
(21) Update Date	11/8/2024 7:01 PM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Brick Veneer Stucco	ROOMS Display Area Display Window Stock Room Equipment Room Kitchen Dining Room Break Room Executive Offices Closet(s) Other See Remarks	WATER/SEWER Public Sewer Public Water	EXTERIOR FEATURES Gutters Landscaping Lighting/Security See Remarks
ROOF Minimum Pitched		INTERIOR FEATURES Private Bathrooms Security System See Remarks Other	CLOSING/POSSESSION Closing
PARKING SURFACE Concrete		UTILITIES Cable Electric 3 Phase Internet Connection	MINERAL RIGHTS Purchaser to Acquire
ELECTRIC On Site		TERMS Cash Conventional	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure Other
ELECTRIC PAID BY Owner	HEATING Electric Central	SPRINKLER SYSTEM None	SHOWING INSTRUCTIONS Call Listing Agent Lock Box Vacant Sign
REPAIRS PAID BY Owner	COOLING Central Air	FLOOR SYSTEM	
WATER PAID BY Owner	PROPERTY DESCRIPTION		
TAXES PAID BY Owner			
GAS Available			

FEATURES

GAS PAID BY
Owner
CAM PAID BY
Other

Loc. in City Limits
See Remarks
STYLE/BUILDING
Free Standing
Masonry

Concrete Slab
Tile
PARKING LOT AMENITIES
Parking/25+ Spaces
See Remarks

BROKER TO BROKER REMARKS

(117) Broker to Broker Remarks

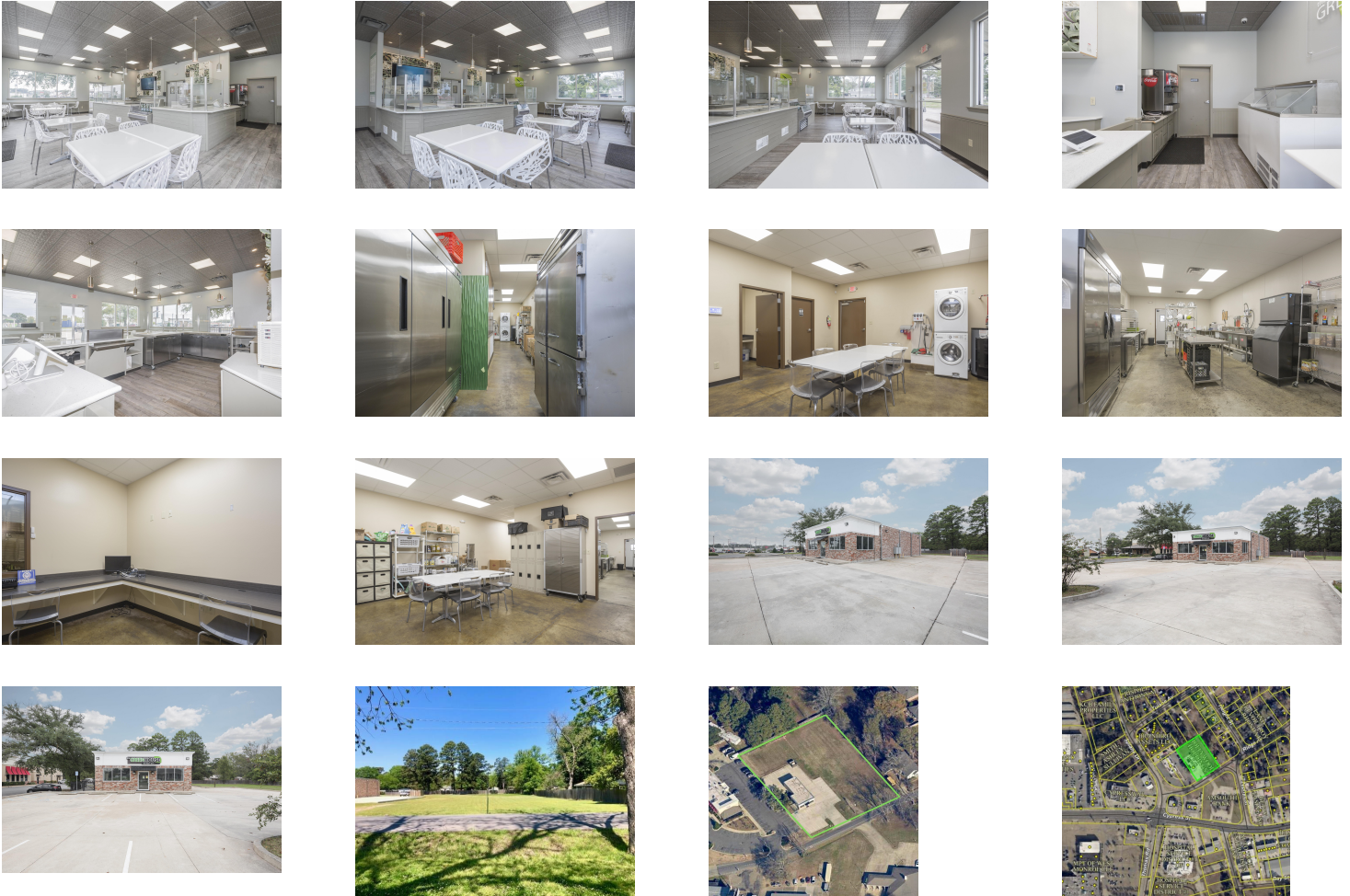
All measurements approximate. Buyer to verify. Site plan, floor plan and disclosures are located in Associated Docs. Listing price includes building with all furniture, fixtures and equipment including a full 8-camera security system and adjacent .945 AC lot. Combination lock with key on site. For more information, please call listing agent.

PUBLIC REMARKS

(118) Public Remarks

QSR/Retail space with potential development in West Monroe. Built in 2018 by ARCO Builders. 2,261 SF of Brick Veneer & Stucco Construction, 12,100 SF of paved concrete with 35 striped parking spaces on a .945 AC lot with an additional .945 AC vacant lot next door. Current build out offers: Retail/Seating Area, Wrap-Around Service Counter with Swing Door Access, Drop Station, Employee Break Area, Stock Room, Staff Restroom, Office with One-Way Glass Window, Kitchen with Grease Interceptor, Public Restroom, Outside Patio Area. Lighting/Security, Gutter and Retention/Drainage Systems in place. So, what will be? Use "As Is?" Make a few changes? Or totally repurpose into something altogether different? What's your need? Your vision? Could it work here? Listing price includes the building with all furniture, fixtures and equipment including a full 8-camera security system and adjacent .945 AC lot. If you think this a location you would like to consider and are curious about how this space/land could work for you, call your local real estate professional today to walk/talk possibilities!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.