

ALL FIELDS DETAIL



(33) MLS # 213231
(44) Status NEW LISTING
(36) Type Restaurants
(39) Address 1648 RICHWOOD ROAD #1
(41) City Monroe
(42) State LA
(43) Zip 71202
(37) Area 142 OP-SE/ Richwood/ Charmingdale To Miller Rd
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$180,000
(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	1/26/2025	(57) Expiration Date	1/26/2026
(58) Number of Acres (Est.)	0.43	(59) Price Per Acre	\$418,604.65
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	OUACHITA
(64) Zoning	PARISH	(65) Parcel #	125397, 139038
(67) Legal	0.256 ACS M/L IN SW4 OF NW4 SEC 20 T17 NR4E and 0.256 ACS M/L IN SW4 OF NW4 SEC 20 T17 NR4E.	(68) Building Name	FISH AT JOE'S
(69) Approx. Total SQFT	1,500	(74) Approx. Useable SQFT	1500
(75) Number of Restrooms	2	(79) Overhead Doors (Y/N)	No
(82) Directions	SOUTH ON 165 FROM MONROE ~4 MILES, TURN RIGHT ON RICHWOOD RD #1. BUILDING AND LOT ON LEFT.	(98) Broker IDX	Y
(99) Update Date	1/27/2025	(100) Status Date	1/27/2025
(101) HotSheet Date	1/27/2025	(102) Price Date	1/27/2025
(103) Input Date	1/27/2025 9:47 PM	(105) VOW Include	Yes
(109) Agent Hit Count	0	(110) Client Hit Count	0
(111) Cumulative DOM	1	(113) Original Price	\$180,000
(2) Sold Price Per Acre	\$0.00	(114) Associated Document Count	1
(7) Geocode Quality	Manually Placed Pin	(14) Picture Count	24
(15) Days On Market	1	(16) Price Per SQFT	\$120.00
(20) Input Date	1/27/2025 9:47 PM	(21) Update Date	1/27/2025 9:47 PM
(106) VOW Address	Yes	(107) VOW Comment	Yes
(108) VOW AVM	Yes		

FEATURES

CONSTRUCTION Concrete Block	CAM PAID BY Other	STYLE/BUILDING Free Standing Masonry	SPRINKLER SYSTEM None
ROOF Composition	ROOMS Display Area Display Window Stock Room Supply Room Equipment Room Kitchen Dining Room Closet(s) Other See Remarks	WATER/SEWER Public Sewer Public Water	FLOOR SYSTEM Concrete Slab
PARKING SURFACE Gravel/Stone		INTERIOR FEATURES Extra Storage Private Bathrooms Showroom Security System See Remarks	PARKING LOT AMENITIES Parking/10+ Spaces
ELECTRIC Available			EXTERIOR FEATURES Lighting/Security Underground Tanks
ELECTRIC PAID BY Owner		UTILITIES Cable Electric Gas 3 Phase Internet Connection	CLOSING/POSSESSION Closing
REPAIRS PAID BY Owner	HEATING Electric Central	TERMS Cash	MINERAL RIGHTS Purchaser to Acquire
WATER PAID BY Owner	COOLING Central Air Electric		DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
TAXES PAID BY Owner	PROPERTY DESCRIPTION		SHOWING INSTRUCTIONS Call Listing Agent Appointment Only
GAS On Site			
GAS PAID BY Owner			

FEATURES

Located in Parish

Conventional

Sign

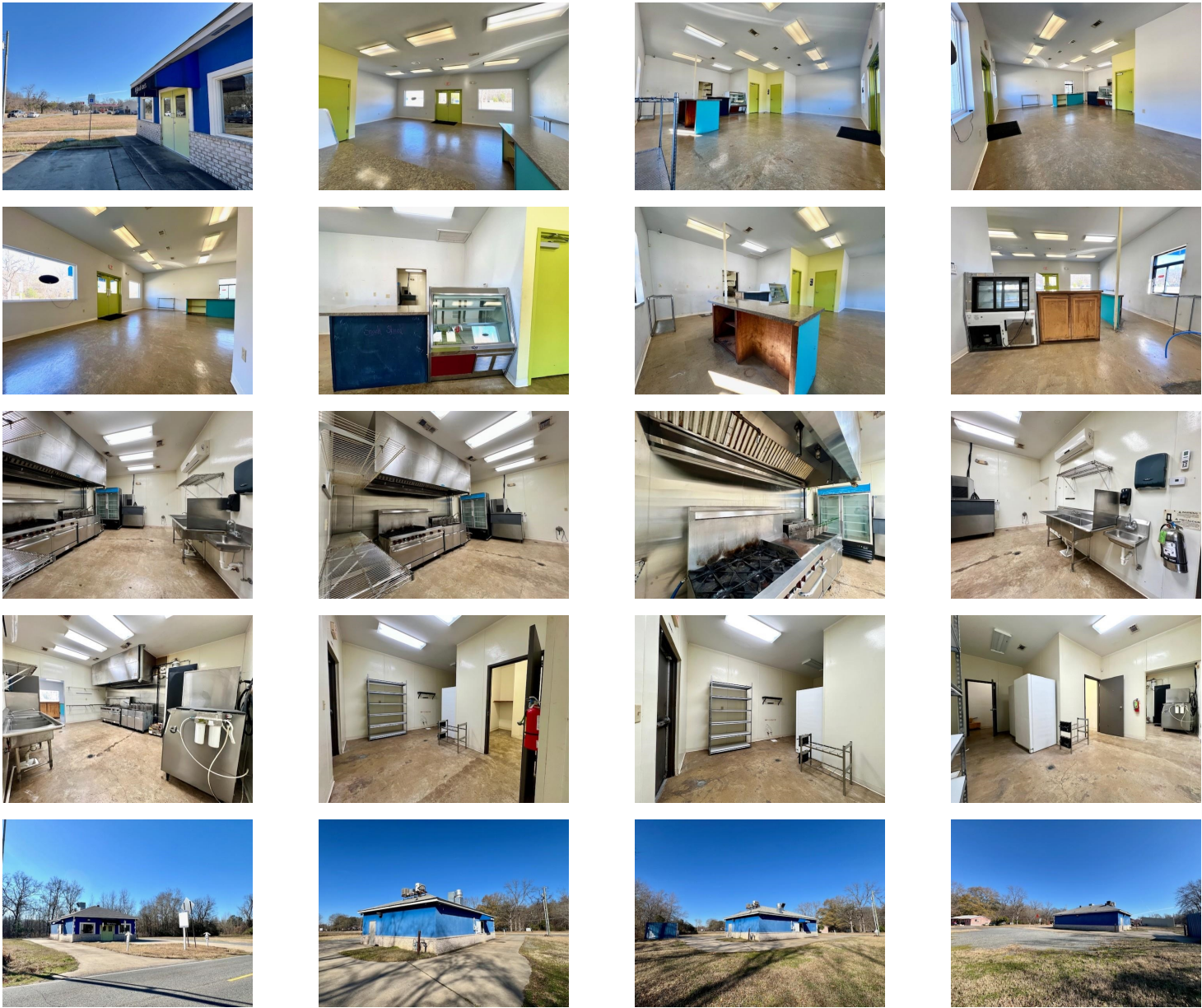
BROKER TO BROKER REMARKS

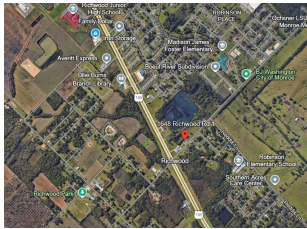
(117) Broker to Broker Remarks Information presented is considered reliable but not guaranteed. Buyer to Verify. Additional adjacent .248 AC lot to the East also available for \$20,000.

PUBLIC REMARKS

(118) Public Remarks FANTASTIC OPPORTUNITY! DRIVE-THRU RESTAURANT, FF&E + SIDE LOT NOW FOR SALE AT ONE LOW PRICE! Parcel 125397 @ .22 AC features: 1500 SF Restaurant made up of 465 SF Front Dining Area, Sales Counter Area, 2 Public Restrooms, Main Kitchen, Prep Kitchen, Pantry and Janitor/Utility Closet. See Floor Plan in Associated Docs. Equipment to Convey at Sale: 2 Sales Counters, 1 Display Cooler, Gas Oven/6 Burners w/ 36" Manual Griddle, 3 Gas Fryers, 6 Fry Baskets, Vent Hood w/ Fire Suppression System, Glass Double Door Cooler, Commercial Ice Maker, 3-Compartment Sink, 2 Hand Sinks, Steel Shelving, 2 Refrigerators, 4 Towel Dispensers and 4 Soap Dispensers. Side Lot included in Sale: Parcel 139038 @ .22 Acres. Perfect for Extra Parking or future development. Adjacent Lot, Parcel 125132 @ .25 Acres also available for \$20,000. Call today for more details or to schedule your own private showing!

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable, but not guaranteed.