

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

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.