

# Office For Sale



John Rea Realty

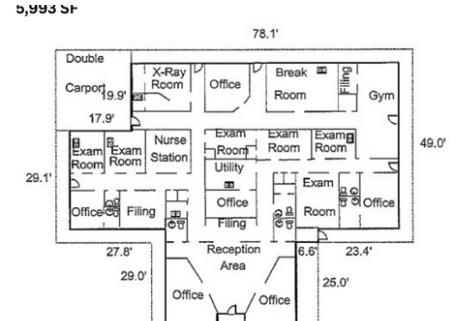
1901 Royal Avenue Monroe, LA 71201 | 318-388-0941

## Fully Leased Medical Office

161 Christian Drive, Rayville, LA, 71269

Office For Sale

Prepared on September 23, 2025



### Listing Details | Office For Sale

Total Available Space	<b>1.69 Acres</b>
Asking Price	<b>\$560,000</b>
Listing Price Per SF	<b>\$7.61</b>
Cap Rate (Actual)	<b>9.1%</b>
NOI	<b>\$50,963</b>
Total Income	<b>\$60,000</b>
Total Expenses	<b>\$9,037</b>
Investment	<b>Yes</b>
Possession	<b>Completion</b>

Signage	<b>On Building &amp; Free-Sta...</b>
Show Instructions	<b>Call broker</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>3 days</b>
Date Listed	<b>9/20/2025</b>
Last Modified	<b>9/23/2025</b>
Listing ID	<b>43406461</b>
Parking Spaces	-

### Property Details

Building Class	-
Property Type	<b>Office</b>
Sub Type	-
Zoning	-
Building Status	-
Building Size	-
Land Size	<b>0.62 Acres / 27,195 SF</b>

Year Built/Renovated	-
Primary Construction	-
Occupancy Type	-
Parcels	-
Legal Owner	-
Submarket	-
County	<b>Richland Parish</b>

### Description

Outstanding investment opportunity in Rayville, LA! This ±5,993 SF medical office building is 100% occupied with two established tenants, Richardson Medical Center and MedCentris, providing reliable income with renewal options in place. Located directly adjacent to Richardson Medical Center, the property benefits from strong long-term demand for medical services in Richland Parish.

Situated on a total of 1.693 acres, the offering includes the improved 0.626-acre parcel plus 1.136 acres of excess land for expansion, parking, or future development. Interior and systems have been refreshed with recent updates including new flooring, paint, faucets, LED lighting, electrical improvements, and a new hot water heater. Roof is approximately 10 years old and reported leak-free.

Property is offered as-is, presenting investors with a stabilized income stream today and excellent potential for future growth. For more information or to schedule your own private tour, contact listing agent.

### Contact



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