

ALL FIELDS DETAIL



(33) **MLS #** 212373
 (44) **Status** ACTIVE
 (36) **Type** Office
 (39) **Address** 203 GLENDA STREET
 (41) **City** Rayville
 (42) **State** LA
 (43) **Zip** 71269
 (37) **Area** 701 Richland Parish
 (34) **Class** COMMERCIAL/INDUSTRIAL
 (38) **List Price** \$1,223,000
 (45) **Sale/Rent** For Sale



GENERAL

(47) Subdivision	PARKWOOD ADDN	(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	11/3/2024	(57) Expiration Date	6/3/2025
(58) Number of Acres (Est.)	0.99	(59) Price Per Acre	\$1,235,353.54
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	Yes	(63) Parish	RICHLAND
(64) Zoning	Parish	(65) Parcel #	13951
(67) Legal	Tract 1B and Tract 2 being a portion of Wal-Mart Rayville Subdivision.	(68) Building Name	St Francis Urgent Care
(69) Approx. Total SQFT	2,855	(72) Approx. Office SQFT	100
(75) Number of Restrooms	3	(76) Year Built	2023
(79) Overhead Doors (Y/N)	No	(82) Directions	I-20 East, take exit 138 for LA-137 toward Rayville/Archibald. Turn left onto LA-137 N/US-425 N. At the traffic circle, take the 2nd exit onto S Louisa St. Turn left onto Glenda St. Destination will be on the left.
(98) Broker IDX	Y	(99) Update Date	11/10/2024
(100) Status Date	11/10/2024	(101) HotSheet Date	11/10/2024
(102) Price Date	11/3/2024	(103) Input Date	11/3/2024 2:41 PM
(105) VOW Include	Yes	(109) Agent Hit Count	70
(110) Client Hit Count	1	(111) Cumulative DOM	16
(113) Original Price	\$1,223,000	(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	16
(16) Price Per SQFT	\$428.37	(20) Input Date	11/3/2024 2:41 PM
(21) Update Date	11/10/2024 12:34 AM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Brick Veneer Stucco	CAM PAID BY Other	STYLE/BUILDING Free Standing Masonry	FLOOR SYSTEM Wood Floors Tile
ROOF Composition Gabled	ROOMS Display Window Reception Equipment Room Kitchen Break Room Lobby Executive Offices Closet(s) Other	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/25+ Spaces See Remarks
PARKING SURFACE Concrete	HEATING Electric Central	INTERIOR FEATURES Extra Storage Private Bathrooms Security System-Wired See Remarks	EXTERIOR FEATURES Gutters Landscaping Lighting/Security
ELECTRIC On Site	COOLING Central Air Electric	UTILITIES Cable Electric Gas Separate Meters 3 Phase Internet Connection	CLOSING/POSSESSION Closing
ELECTRIC PAID BY Owner		TERMS	MINERAL RIGHTS Purchaser to Acquire
REPAIRS PAID BY Owner			DOCUMENTS ON FILE Photographs Tax Map
WATER PAID BY Owner			SHOWING INSTRUCTIONS Call Listing Agent
TAXES PAID BY Owner			
GAS			

FEATURES

On Site	PROPERTY DESCRIPTION	Cash	Appointment Only
GAS PAID BY	Located in Parish	Conventional	Lock Box Vacant
Owner		SPRINKLER SYSTEM	Sign
		None	

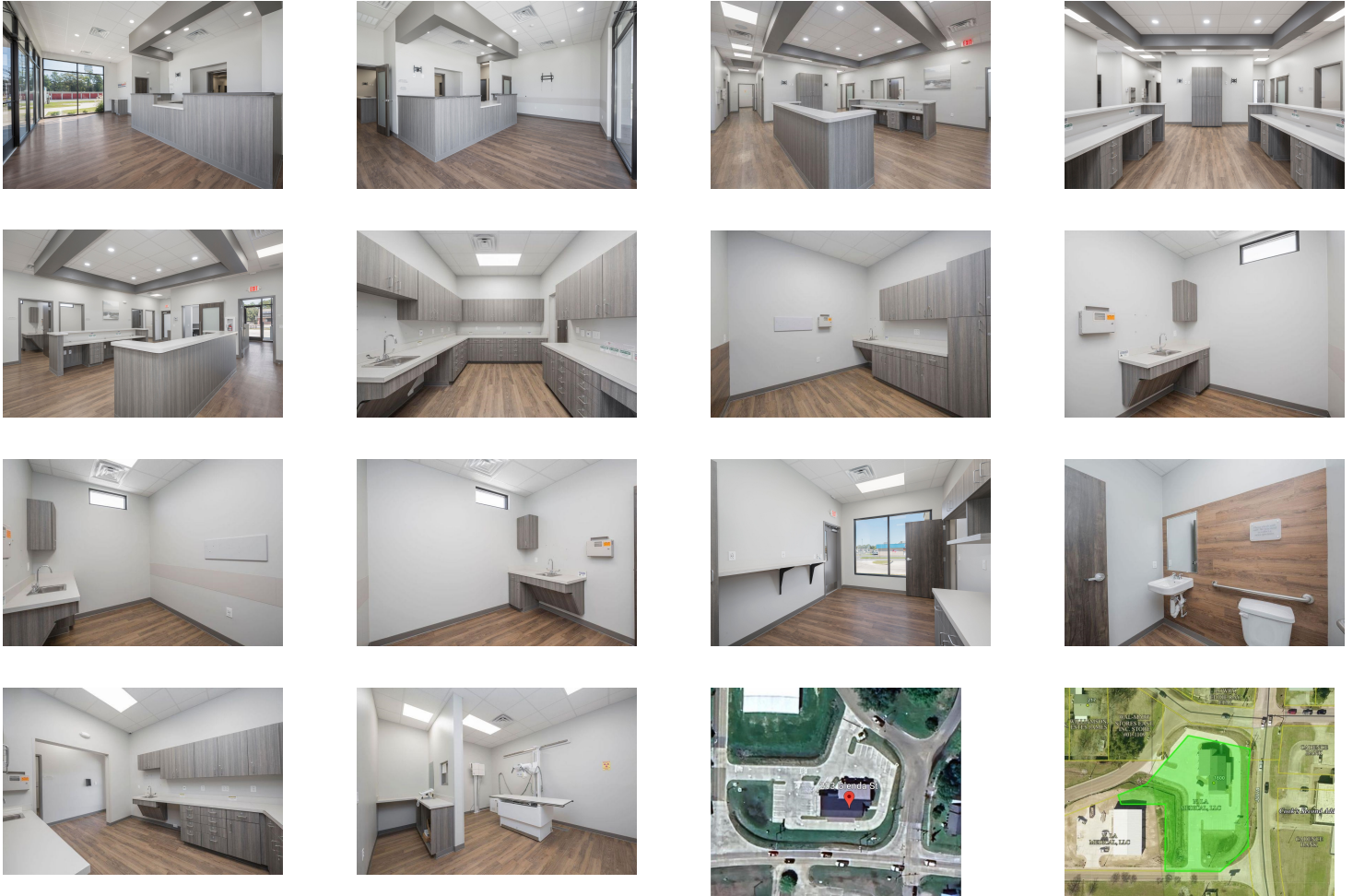
BROKER TO BROKER REMARKS

(117) **Broker to Broker Remarks** All information presented in this listing is considered reliable but not guaranteed. Buyer to verify.

PUBLIC REMARKS

(118) **Public Remarks** Now Available for Purchase, former St. Francis Urgent Care Clinic of Rayville. Located in and a portion of the Walmart Rayville Subdivision. Highest best use is as an urgent care clinic but could also serve per most any other medical, professional or commercial-retail end-use. Current build out offers 2855 SF featuring: Waiting Room/Lobby, Reception, Public Restroom, 4 Exam Rooms, Nurses Station, Telemedicine Room, OCC Medicine Room, Lab, Testing Restroom, Supply Room, X-ray, Employee Break Area/Kitchen, Employee Restroom, Copy/File Room, Data Room, Extra Storage and Janitor's Closet. The site also offers 22 striped, concrete-surface parking spaces with 3 covered parking spaces marked for Curb-Side Care. Exterior photos coming soon. For more information or to schedule your own private showing, call your favorite real estate agent today!

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.