

ALL FIELDS DETAIL



(33) MLS # 214398
(44) Status ACTIVE
(36) Type Restaurants
(39) Address 1801 E MADISON AVENUE
(41) City Bastrop
(42) State LA
(43) Zip 71220
(37) Area 501 Bastrop & Morehouse Parish
(34) Class COMMERCIAL/INDUSTRIAL
(38) List Price \$390,000
(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	4/26/2025	(57) Expiration Date	4/26/2026
(58) Number of Acres (Est.)	1.00	(59) Price Per Acre	\$390,000.00
(60) Number of Units	1	(61) Occupied	Vacant
(62) Lockbox (Y/N)	No	(63) Parish	MOREHOUSE
(65) Parcel #	03501/00C/00029	(66) Lot Size	180x232x190x230
(67) Legal	LOTS 29 & 30 OF BL C OF PINEHURST	(68) Building Name	LuckyVillageChineseRest
(69) Approx. Total SQFT	6,588	(73) Approx. Retail SQFT	6,588
(75) Number of Restrooms	4	(76) Year Built	1985
(79) Overhead Doors (Y/N)	No	(82) Directions	165 N to Bastrop. Property on Left next to Country Inn; across from Taco Bell & Anytime Fitness.
(98) Broker IDX	Y	(99) Update Date	5/3/2025
(100) Status Date	5/3/2025	(101) HotSheet Date	5/3/2025
(102) Price Date	4/26/2025	(103) Input Date	4/26/2025 7:46 PM
(105) VOW Include	Yes	(109) Agent Hit Count	22
(110) Client Hit Count	1	(111) Cumulative DOM	30
(113) Original Price	\$390,000	(2) Sold Price Per Acre	\$0.00
(114) Associated Document Count	0	(7) Geocode Quality	Exact Match
(14) Picture Count	23	(15) Days On Market	30
(16) Price Per SQFT	\$59.20	(20) Input Date	4/26/2025 7:46 PM
(21) Update Date	5/3/2025 1:35 AM	(106) VOW Address	Yes
(107) VOW Comment	Yes	(108) VOW AVM	Yes

FEATURES

CONSTRUCTION Brick Veneer	CAM PAID BY Other	PROPERTY DESCRIPTION Loc. in City Limits	SPRINKLER SYSTEM Wet
ROOF Composition Gabled	ROOMS Equipment Room Kitchen	STYLE/BUILDING Masonry	FLOOR SYSTEM Carpet Tile
PARKING SURFACE Concrete	Dining Room Lobby	WATER/SEWER Public Sewer Public Water	PARKING LOT AMENITIES Parking/50+ Spaces
ELECTRIC Available	Closet(s) Other	INTERIOR FEATURES Extra Storage Private Bathrooms Security System See Remarks	EXTERIOR FEATURES Landscaping Lighting/Security
ELECTRIC PAID BY Owner	See Remarks	UTILITIES Cable Electric Gas Separate Meters 3 Phase Internet Connection	CLOSING/POSSESSION Closing
REPAIRS PAID BY Owner	HEATING Electric Multiple Units		MINERAL RIGHTS Purchaser to Acquire
WATER PAID BY Owner	COOLING Electric Multiple Units	TERMS Cash Conventional	DOCUMENTS ON FILE Photographs Tax Map Property Disclosure
TAXES PAID BY Owner			SHOWING INSTRUCTIONS Call Listing Agent Appointment Only Sign
GAS Available			
GAS PAID BY Owner			

BROKER TO BROKER REMARKS

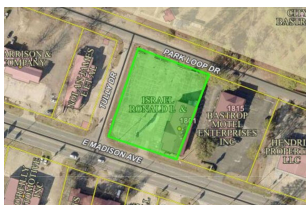
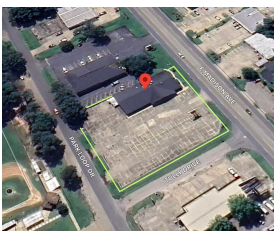
(117) Broker to Broker Remarks

Information presented considered reliable but not guaranteed. Buyer to verify. Property to be sold "As Is/Where Is." All FF&E negotiable.

PUBLIC REMARKS

(118) Public Remarks Fantastic Commercial Opportunity! 1 AC Corner Lot featuring 6,588 SF former restaurant space with 50+ parking spaces, multi-faceted lighted pylon signage and dual-street access! Excellent exposure along high-traffic commercial corridor with multiple points of ingress/egress to property. Road Frontage: 180 linear feet along E Madison/US Hwy 425 (1 curb cut); 235 linear feet along Tully Dr and 190 feet along Park Loop Drive (2 curb cuts). Seller willing to negotiate all Furniture, Fixtures and Other Equipment (FF&E) that have no permanent connection to the structure of a building. Neighboring national brands: Walgreens, Taco Bell, Anytime Fitness, Super 1 Foods, O'Reilly's Automotive, McDonald's, Wendy's, South Star Urgent Care, Sonic Drive-In and more. For more information or to schedule your own private showing, call listing agent.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.