

\$1,700,000 - 7533 Highway 71 Highway, Alexandria

MLS® #2493855

\$1,700,000

0 Bedroom, 0.00 Bathroom, 6,000 sqft
Commercial Sale on 3.29 Acres

N/A, Alexandria, Louisiana

****For Sale: Prime Nightclub/Venue on 3.29 Acres****

Discover an exceptional opportunity to own a premier nightclub and event venue, strategically located on 3.73 acres. This standalone property boasts a comprehensive range of amenities designed to accommodate a vibrant nightlife and special events.

****Key Features:****

- ****Spacious Layout:**** The venue spans 8,500 sq. ft., including 2,500 additional square feet for versatile use. The entire building is insulated with spray foam for energy efficiency and comfort.
- ****State-of-the-Art Facilities:**** Equipped with a commercial kitchen, a commercial fridge, and an impressive 1,000-gallon ice maker, this venue is fully prepared for high-volume service. The complete kitchen features metal stubs and is ideal for catering.
- ****Stunning Bar Area:**** The centerpiece of the venue is a custom 40-foot bar with elegant granite countertops, complemented by two matching twin bar stations. The bar is stocked with double alcoholâ€™s most popular sellers, ensuring a top-notch drink selection.
- ****Entertainment Ready:**** With over 20 TVs and a sound room hardwired for exceptional



audio, your guests will enjoy an immersive entertainment experience. The venue also features 14 VIP sections for an exclusive atmosphere.

- **Outdoor and Indoor Access:** The property includes a commercial roll-up door, allowing seamless access for events and deliveries. The fenced-in property enhances privacy and security.

- **Compliance and Licensing:** All licenses and permits are current, including a unique 24-hour bar license. The venue is the only one in the area that allows smoking and hookah services.

This venue is not just a property; it's an established establishment with a loyal clientele, ready for a new owner to step in and continue its legacy. Whether you're looking to invest in a profitable business or create your own unique nightlife destination, this venue offers limitless potential.

Built in 1990

Essential Information

MLS® #	2493855
Price	\$1,700,000
Bathrooms	0.00
Square Footage	6,000
Acres	3.29
Year Built	1990
Type	Commercial Sale
Status	Active

Community Information

Address	7533 Highway 71 Highway
Subdivision	N/A
City	Alexandria

County	Rapides
State	Louisiana
Zip Code	71302

Amenities

Parking	Attached, Covered, Three or more Spaces
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Exterior

Lot Description	1 to 5 Acres, Outside City Limits
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Additional Information

Days on Market	11
Zoning	None



Listing Courtesy of Gulf South Real Estate Information Network

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