

\$1,000,000 - 536 University Parkway, Natchitoches

MLS® #2500425

\$1,000,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.46 Acres

N/A, Natchitoches, Louisiana

Premier Commercial Investment in Natchitoches, LA
Property Overview
For sale: Magee's Patio Cafe at 536 University Parkway, Natchitoches, LA 71457, a thriving diner and prime commercial property across from Northwestern State University. This turnkey investment boasts high visibility, consistent foot traffic, and proximity to historic downtown Natchitoches, a National Historic Landmark District. Investors seeking a profitable restaurant or adaptable commercial space in a vibrant college town. Key Property Features

Strategic Location: Sited on a high-traffic corridor by the university and minutes from Cane River Lake and tourist attractions, ensuring steady demand. **Flexible Layout:** Includes a spacious dining area, large outdoor patio for events, and a drive-thru for quick-service revenue. **Ample Parking:** Features a large lot with additional spaces, fully wheelchair-accessible. **Turnkey Infrastructure:** Equipped with a commercial kitchen, upgraded under new management since 2019 for operational efficiency.

Investment Highlights
Established Reputation: Earns a 3.9/5 Tripadvisor rating (58 reviews, #12 of 48 restaurants) with a loyal customer base and strong community ties. **Market Strength:** Natchitoches's tourism-driven economy, with 1.2M annual visitors and a 9,000-student university, drives revenue. Commercial properties benefit from a \$161/sq. ft. average and growing investor



interest.Revenue Potential: Drive-thru and online ordering diversify income. The large lot supports expansion or repurposing as a brewery, retail, or mixed-use concept.Market Context

Natchitoches combines historic charm with economic vitality, fueled by tourism and the university. Affordable commercial real estate and \$49M in recent land sales highlight strong investment potential.Considerations

Past reviews noted service inconsistencies and separate restroom access, mostly resolved by new management. Minor upgrades may boost competitiveness.

Built in 2000

Essential Information

MLS® #	2500425
Price	\$1,000,000
Bathrooms	0.00
Acres	0.46
Year Built	2000
Type	Commercial Sale
Status	Active

Community Information

Address	536 University Parkway
Subdivision	N/A
City	Natchitoches
County	Natchitoches
State	Louisiana
Zip Code	71457

Amenities

Parking	Parking Lot
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Exterior

Exterior	Brick, Wood Siding
Lot Description	Corner Lot, City Lot, Irregular Lot

Construction Brick, Wood Siding

Additional Information

Zoning b1



Listing Courtesy of Gulf South Real Estate Information Network

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