

FULLY FURNISHED RESTAURANT FOR SALE



8690 LINE AVE., SHREVEPORT 71106

Rare opportunity to acquire a 4,900 SF free-standing restaurant along a high traffic commercial corridor

- Free-standing building, mixed use, restaurant, street retail, tavern/bar/nightclub
- Built in 2013
- High traffic prime location just off 3132. Perfect for a new restaurant venture.
- SITE SIZE: 45,390± SF or 1.042± Acres
- IMPROVEMENT SIZE: 4,100± SF
- 800± SF Outdoor Patio Area
- Exterior patio and fenced courtyard game area on side of building
- Roll-up doors flowing between indoor bar and outdoor patio
- Large surface parking lot and convenient ingress/egress
- Fully furnished kitchen and dining room
- (Exterior) Artic Temp walk-in beer cooler 10' wide x 15' long x 8' tall with Glycol Chiller 1/2hp with 12 faucet box, drip tray, cold plat, and 12 beer/4 glycol trunk line
- (Exterior) 20' container storage unit with lock
- Multi-use Turn-Key restaurant in high demand location. Restaurant, brew pub, catering, banquet facility
- \$1,875,000



For information, please contact:

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

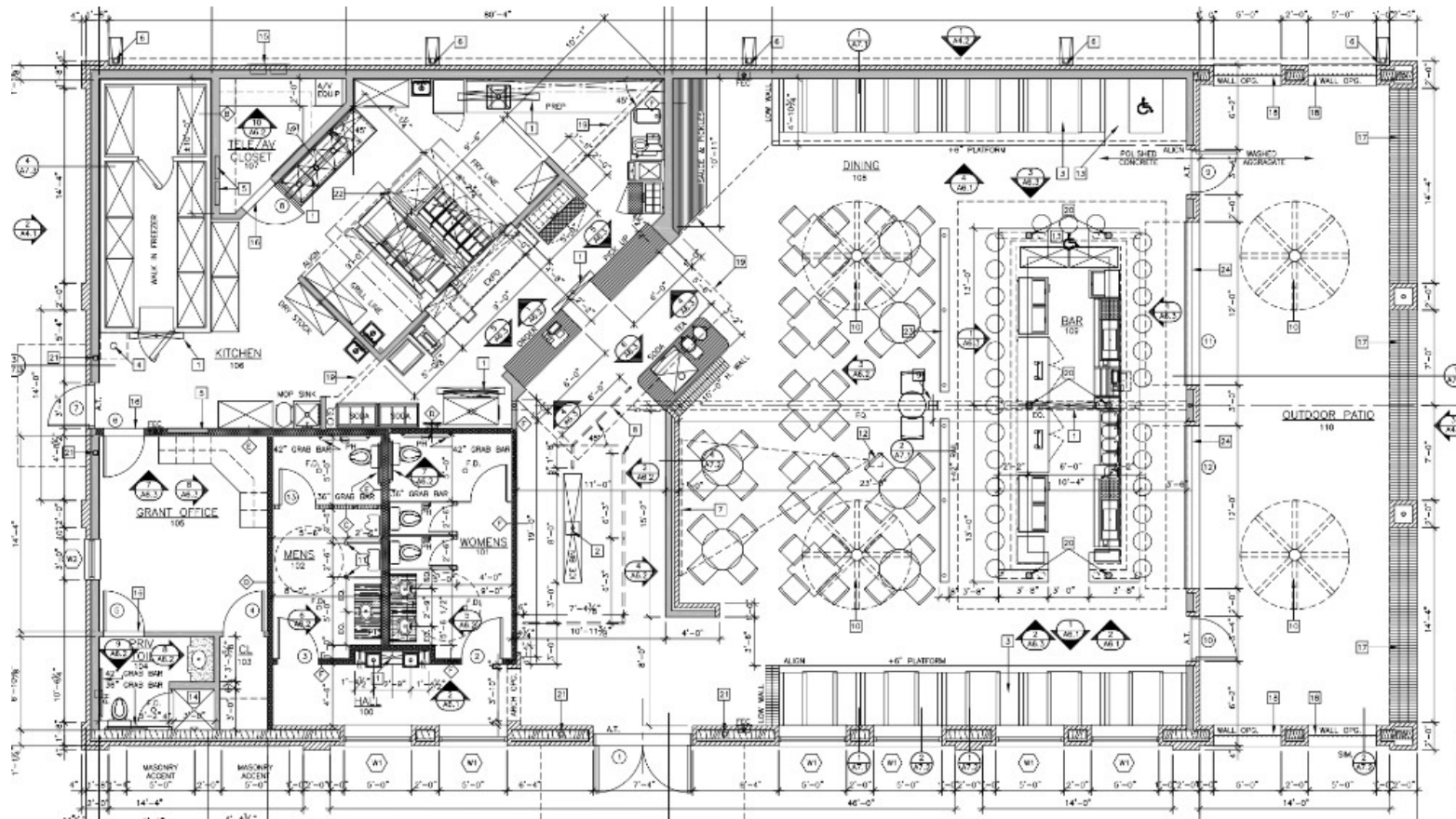
Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026



FULLY FURNISHED RESTAURANT FOR SALE

Site plan



For information, please contact:

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026



FULLY FURNISHED RESTAURANT FOR SALE



For information, please contact:

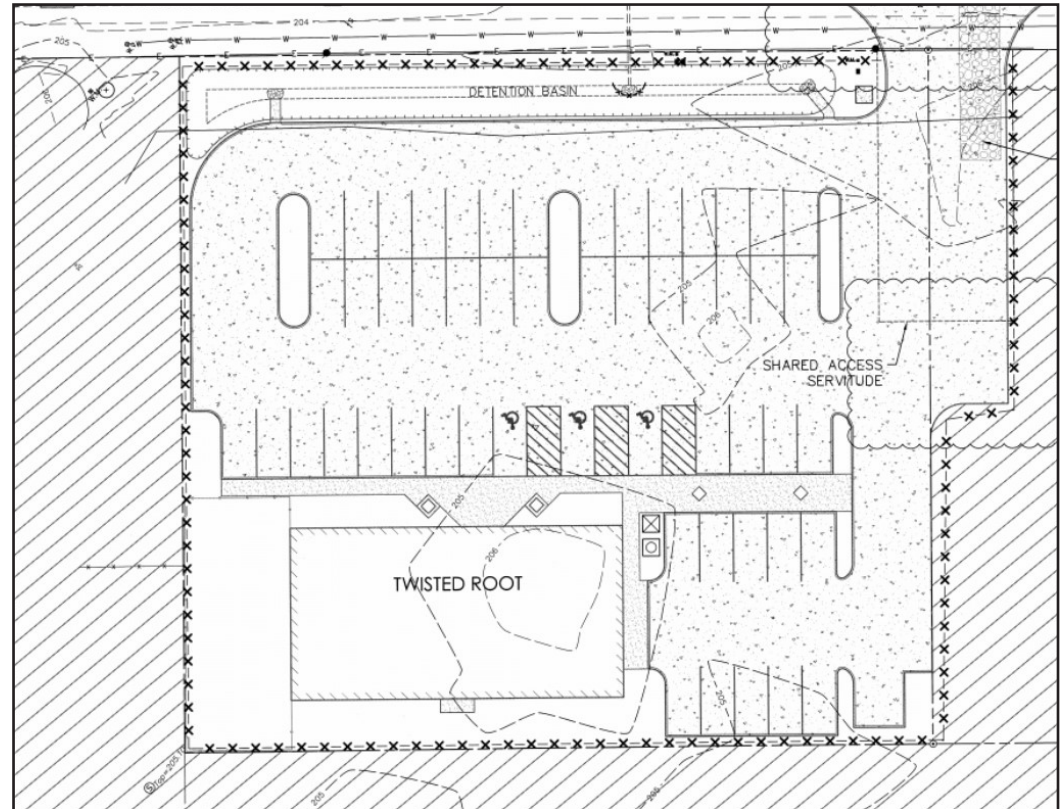
Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026



FULLY FURNISHED RESTAURANT FOR SALE



For information, please contact:

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026



FULLY FURNISHED RESTAURANT FOR SALE

Equipment list

Artic Temp Walk-In Cooler 8' wide x 18'6" long x 8' tall
Captivaire 8' hood above fryers
Captivaire 8' hood above grill
Ansul 6gallon fire suppression system
Hoshizaki Chef Base
Vulcan MSA72 72" Griddle/Grill w/ 3 Vulcan GTS12 Clamshell Griddles
Insignia Small Reach-In Freezer
4x Dean D50G Fryers, 50lb each
Galaxy Food Warmer
True T-23F-2 Upright Freezer
2x PrinceCastle740-T4 Timers
Berkel Slicer 829E-PLUS
Sani Serv 614 Shake Machine
True TSSU-27-8 Sandwich Cooler
True TSSU-48-18M-B Sandwich Cooler
APW Wyott M-83 Toaster
Scotsman Prodigy Ice Machine C1448MA-32 (1500lb/24hr) & B948S Bin (900lb)
Lancer 8 Bib Soda Pump w/ lines to Dining & Bar
Digital Dining 2 POS & Backoffice
KoolAire Ice Machine and Lancer Soda Fountain
Bunn TB6 Tea Brewer

2x True TD-50-18 Reach In Bottle Coolers
2x True TDD-2-S 8tap Draft Beer Kegerators
Koldfront Upright Wine Fridge
True T-24-GC Glass/Plate/Mug Chiller
Glycol Chiller 1/2hp with 12 Faucet Box, Drip Tray, Cold Plate, and 12beer/4glycol trunk line
Glastender 12"x24" Underbar Hand Sink
Glastender LDA-24S Underbar Bottle Display
Glastender IBA-30-CP10 Underbar Ice Bin Cocktail Station 30"x19"
2x Glastender SHA-6 Soda Guns
2x Glastender DBA-18 Underbar Drain Workboard
Glastender DBA-24 Underbar Drain Workboard
Glastender FSA-48-S Underbar Sink 48"x19" with 4 compartment sink
(Exterior) Artic Temp Walk-in Beer Cooler 10' wide x 15'long x 8' tall
(Exterior) 20' Container Storage Unit with Lock
Sound System – 22x Episode Speakers with Episode 120watt mixer
Paging System – 5x Episode Speakers with 120watt mixer and Shure Microphone
16 Flat Screen TV's
Revo 16-camera system



For information, please contact:

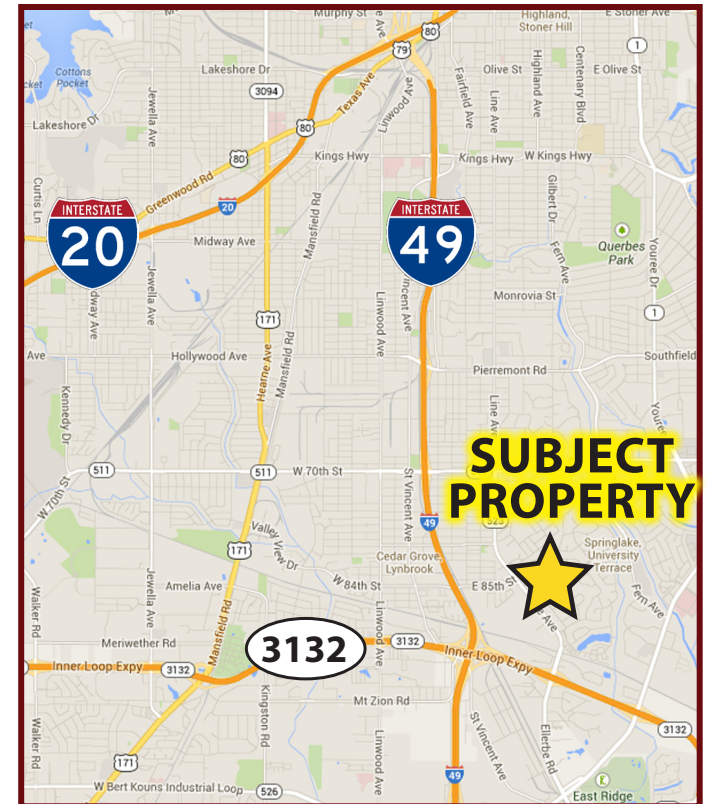
Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026



FULLY FURNISHED RESTAURANT FOR SALE



For information, please contact:

Jason Brady | 318.222.2244 | jbrady@vintagerealty.com

Kaylee Gibson | 318.222.2244 | kgibson@vintagerealty.com

ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 6/2026

